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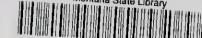
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HAVRE COMPREHENSIVE PLAN

COMPREHENSIVE PLANNING PROGRAM HAVRE-HILL COUNTY MONTANA

The preparation of this document was aided by the Montana State Department of Planning & Economic Development through a Federal Grant from the U. S. Department of Housing and Urban Development under the Urban Planning Assistance Grant Program authorized by Section 701 of the Housing Act of 1954, as amended.

July 16, 1971

HAVRE CITY COUNCIL
HILL COUNTY COMMISSIONERS

The Havre-Hill County Planning Board is pleased to present to the Havre City Council, to the Hill County Commissioners, and to the people, this Comprehensive Planning Report and the Comprehensive Plan for the Havre Metropolitan area.

The Plan coordinates previous fragmented planning thoughts into one comprehensive plan for the community. The Plan represents a great deal of time and effort by a number of people and the Board wishes to express its gratitude to all who have contributed to it.

The consultants, Environmental Concern, Inc., of Spokane have assisted in the formulation of the plan and the State Department of Planning and Economic Development has prepared the population, economic and housing analysis.

The Planning Board urges that the Plan be used as a guide to further the growth of the community and that it be kept effective through review, updating and continual use over the years.

Sincerely,



Dugald Mayne
President

CITY OF HAVRE

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James O. Omie, Council President
Mrs. Donald Conley
Clayton Codden
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PLANNING CONSULTANTS ENVIRONMENTAL CONCERN, INC. Spokane, Washington

MONTANA DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT



Milk River Valley at Havre.



The Havre residential environment.



Havre's new city offices.

The developing of the Havre Comprehensive Plan has been a two step procedure. The first step, the accumulation of basic information and analysis of the planning implications was completed in 1969. The second step, the Comprehensive Plan for Havre, is presented in this report.

The purpose of this report is to summarize in as brief and understandable a form as possible the Comprehensive Plan, the major factors contributing to the Plan and the several elements that, when brought together, constitute the Comprehensive Plan.

The following pages, then, present and describe the Plan for Havre.

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COMPREHENSIVE PLANNING

The Comprehensive Plan is a guide to the orderly development of the City and the urban area. The Plan is a program for the realization of the community's goals and objectives as expressed by its leaders.

The Plan is a way to have the many urban activities take place in a coordinated manner. The Plan encourages efficiency, economy and conservation of resources. It helps promote the general health, welfare, convenience, safety and prosperity of the people of the community.

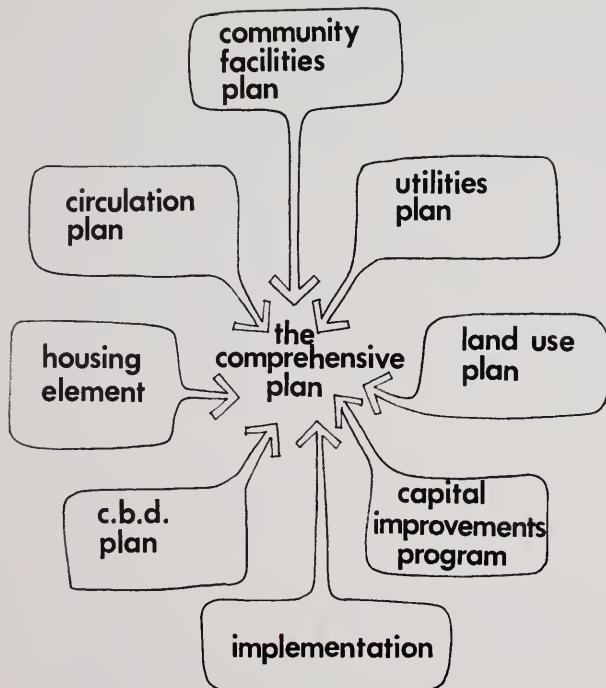
The Plan is based not only on present conditions, but an evaluation of trends and population and economic forecasts so that with periodic review and updating, it will continue to be an effective plan.

The Plan provides a sound basis for zoning, subdivision, renewal, capital improvement and other implementation programs. The Plan is a source of local coordinated effort and pride in achieving high goals.



the planning process

PLANNING ELEMENTS

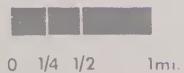


The Comprehensive Plan is a combined statement on planning for people and for the varied activities of the City. The Plan is developed by elements so that necessary detail study can be given to each element and then the interrelationships of the elements is considered in developing the Comprehensive Plan.

There is included within this report separate sections on:

- Population and Economics — An understanding of existing and potential population and economic condition as a guide to the development of the Comprehensive Plan.
- Housing Element — planning for the development, redevelopment, and growth of the residential areas.
- Community Facilities Plan — planning for schools, parks, open spaces, public buildings.
- Central Business District Plan — planning for the retail core and the heart of the City.
- Circulation Plan - planning for arterials and traffic.
- Utilities Plan - planning for water, sanitary sewer, storm sewer and other utility needs.
- Land Use Plan — planning for the general location of residential, commercial and industrial areas.
- Capital Improvements Program — a priority and financing resources program for effectuating the public portion of the Plan.
- Ecology — An understanding of limitations of the soil and the environment on urban use of the land.

The Planning Area lies within a 4 mile radius of downtown Havre. Planning for Havre (shaded area) and the surrounding suburban development is coordinated through the City-County Planning Board. Jurisdiction of the Board is being extended to encompass a larger area, 12 mile radius.



PLANNING AREA

PLANNING AREA



The City of Havre is located in a level valley formed by the Milk River, which courses through the area from west to east. The City lies on the south side of the river with unincorporated North Havre lying to the north. On the north side, hills rise abruptly to about 200 feet above the valley floor. The gently rolling land mass north to the Canadian border increases slightly in elevation.

The railroad lines follow the south side of the river channel to the terminal, switch yards and repair facilities located near Havre's Central Business District. The railroad facilities separate the City from the river. U.S. Highway No. 2 traverses the area east and west generally paralleling the railroad. The commerce of the City was founded around the railroad terminal, and growth has occurred about this point and Highway No. 2.

The business community has grown by serving a large surrounding region.



Growth of the Central Business District has resulted in a fairly condensed core, with business trailing off only along Highway No. 2. This strip development along the highway has resulted in the unfavorable characteristics of traffic problems and a mixing of land use.

Residential development has occurred around the business district, with development seeking the level valley floor and then moving onto the level plateaus. The nature of the terrain has resulted in leaving excessive slope land free of development and allowing this open space land to finger into the City.

The land also rises to the south. The Bear Paw Mountains, 15 to 30 miles south of Havre, rise to peaks of 4,000 to 5,000 feet above sea level and several are above 6,000 feet. Much of the area away from the Milk River Valley bottom is hilly with a considerable variation between hills and valleys.



Pepin Memorial Park

COMMUNITY GOALS

PROVIDE FOR A SAFE, CLEAN ENVIRONMENT THAT WILL PROTECT INDIVIDUAL RIGHTS, ALLOW FOR ORDERLY GROWTH AND ENHANCE THE DEVELOPMENT OF HUMAN, ECONOMIC, AND ENVIRONMENTAL RESOURCES.



Northern Montana College



Havre's Central Business District

1. Development of orderly growth patterns in neighborhood areas with consideration given to known and contemplated development projects.
2. Plan for growth of residential neighborhoods including areas for multi-family development or redevelopment.
3. Provide areas for mobile home parks.
4. Provide for the continued improvement and expansion of elementary and secondary school facilities to permit a high level of education for our children.
5. Develop existing park and playground lands and acquire additional lands as needed to maintain a good park system for the people.
6. Continue the planned expansion and development of Northern Montana College to provide needed higher education in this section of the State.
7. Preserve open space and natural lands including the Badlands area.
8. Build a new community hospital.



Havre-Hill County Airport



Havre City Library



Hill County Fairgrounds

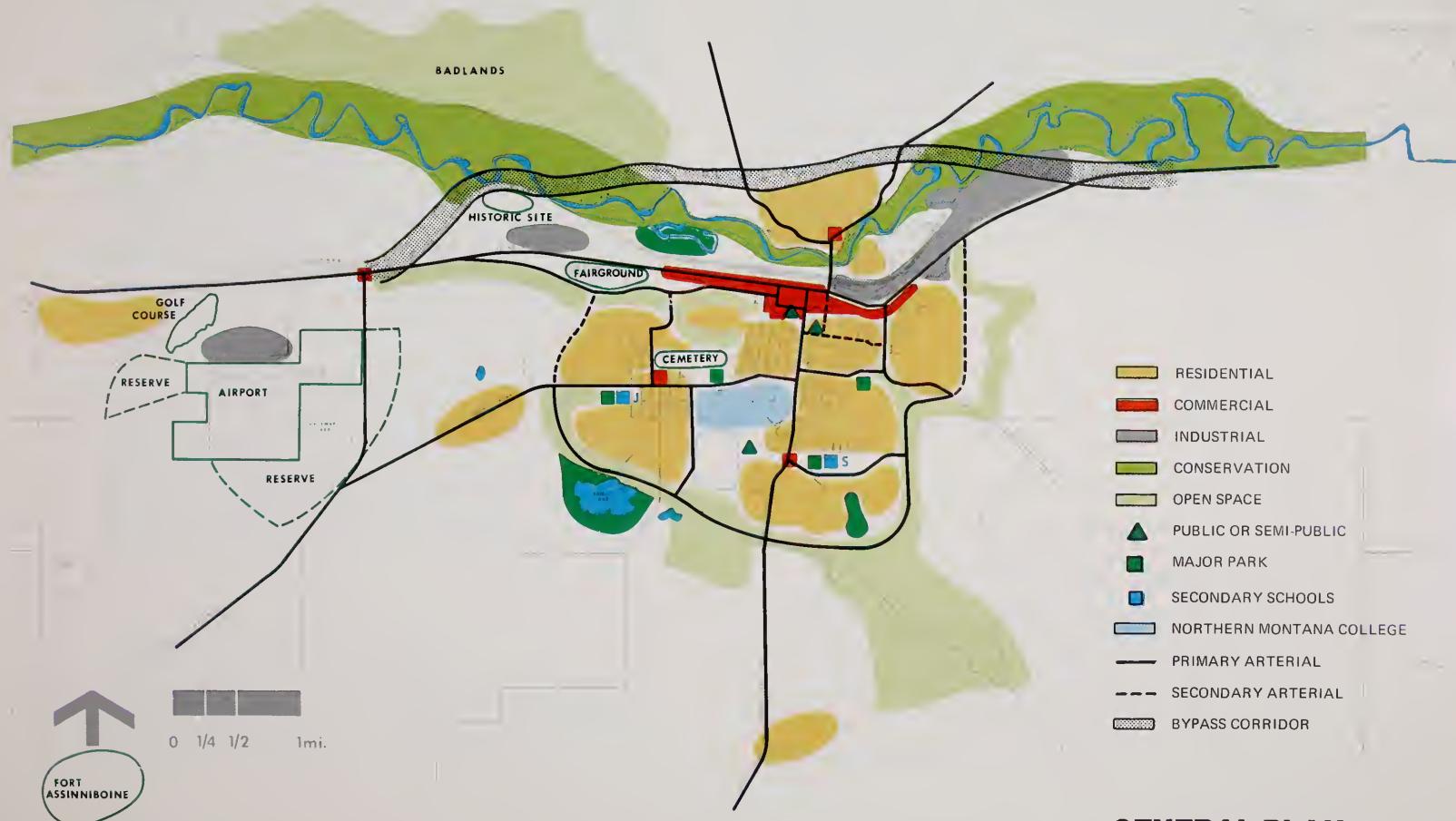


Elk's Golf Course & Clubhouse

9. Establish a conservation area along the Milk River.
10. Develop tourist attractions including campgrounds, park and commercial facilities.
11. Improve the C.B.D.; provide for needed additional outlying business areas at planned locations.
12. Provide additional downtown public facilities including a new recreation center and new city-county library.
13. Consider consolidation of city-county governmental functions.
14. Provide for industrial development, provide industrial park.
15. Plan for railroad facilities improvement.
16. Provide for the orderly development of traffic patterns and the addition and improvement of arterials to meet foreseeable traffic needs.
17. Improve the airport as needed for passenger and air freight use.
18. Provide for the development of water resources, and extension

and improvement of sewage and solid waste disposal.

19. Provide storm sewers where needed.
20. Pave all streets.
21. Provide for the establishment of agencies and enforcement officers of a planning and zoning board, a building code board, and a health and environmental control board.
 - A. City-County Planning Board to act as a zoning board to provide for and enforce zoning regulations throughout the authorized area.
 - B. Building code board to establish building codes for entire planning area, provide for inspection, determine and issue permits.
 - C. City-County Health and Environmental Control Board with supervisory and regulatory authority.
22. Increase implementation of plans through updating and enforcement of codes and ordinances, through capital improvement programs and through developing additional financing resources.



GENERAL PLAN

GENERAL PLAN

INTRODUCTION

The Comprehensive Plan for Havre is a guide for continuing growth and improvement of the City. The key elements in the Plan are the Civic Center, parks, playgrounds, and open spaces, schools, the college, hospital, arterials, utilities, residential areas, the Central Business District (C.B.D.) and other commercial areas and industry.

CIVIC CENTER

The courthouse and new city hall form the heart of the civic center location on the Plan. This includes a proposed recreation center and swimming pool and proposed new city-county library.

COMMUNITY BENEFITS

Benefits to the community from the Plan include the following:

1. Promotes orderly development.
2. Planned distribution and development of schools, parks and extension of utilities in a manner which avoids undue problems.
3. Provides a sound basis for determining needs for redevelopment of older or obsolete areas.
4. Provides a sound basis for zoning.
5. Prevents inadvertent overlooking of land needs for public use.
6. Provides means to improve the City, increase property values, benefiting the entire community.
7. Creates a better community image and balance in services and improvements.
8. Provides means of achieving goals of the community.

PARKS AND OPEN SPACE

Park improvements and new sites are indicated in the Plan with playgrounds adjoining school sites. Neighborhood and community parks, major parks on the Milk River, at Sands Lake, and south of the senior high school, the retaining of open space land, preserving the badlands area, the Milk River flood plain and Conservation Area are features of the Plan.

COLLEGE AND HOSPITAL

The Plan proposes expansion of Northern Montana College to the south. The college and the proposed community hospital form a strong public-semi-public use area in south-central Havre.

URBAN LAND USE: 1970 & PROJECTED DEMAND 2000

USE	LAND AREA IN ACRES		
	1970*	2000	Provided in Plan
Residential	387	569	1,001
Commercial	55	98	109
Industry	19	42	65
Railroads	—	40	85
Schools	31	57	67
Parks	54	111	276
Other Public & Semi-Public	141	292	365
Streets & Arterials	334	420	560
Vacant	219	119	150
Open Space	—	98	381
Reserve for Long Range Urban Growth	—	—	280
TOTAL	1,240	1,846	3,339

*Present City limits



Urban growth is expected on this land—looking east toward Highland Park.

SCHOOLS

The Plan proposes essentially retaining the Lincoln-McKinley, Devlin, Sunnyside and Highland Park elementary schools and the rebuilding of the older Washington School on a larger more central site. Two additional elementary schools are indicated — one south of the senior high school, one northwest of Highland Park. A new junior high school is proposed in the west on Eleventh Avenue.

UTILITIES

The water system would be expanded into urban growth areas, with 2 new standpipes required to provide adequate water storage and water pressure for the entire city. The water supply from the Milk River, with new filtration facilities and with the wells as a supplementary source is adequate for the foreseeable future. Public water service extension to North Havre is proposed.

The sanitary sewer system plan includes the addition of proposed secondary treatment and extension of mains into newly developing areas.

The storm sewer plan proposes provision for storm sewers in the Lincoln—McKinley and Washington areas; also the West First Street and West Second Street areas.

GENERAL PLAN

ARTERIALS

The arterial plan provides a network of arterials for access within, through, and around the City. The highway is retained on First Street with the possibility of a future bypass to the north. A ring road is proposed at the west, south and east edge of the urbanizing area, for a landscaped scenic drive and improved traffic circulation south of the City. Existing arterials plus newly created arterials at the edge of some neighborhoods complete the arterials circulation plan.

RESIDENTIAL

The residential areas are neighborhoods of homes, an elementary school and park and playground facilities. There are 7 neighborhoods defined with existing elementary school and park facilities being the nucleus of 5 of these and with 2 being predominantly new growth areas which will require new schools, parks and playgrounds. North Havre is potentially an eighth neighborhood. There is developable land for residential growth needs for the next 30 years and beyond. The Plan includes a concept for areas for single family, multi-family, mixed residential and mobile homes.

CENTRAL BUSINESS DISTRICT

The existing C.B.D. is the heart of the City. The Plan proposes to strengthen it with features such as well defined areas for general shopping, food stores, service areas, offices, governmental and public area. Elimination of auto traffic within the C.B.D. core would make it more attractive for the shopper. There would be a traffic loop around the C.B.D. with convenient off-street parking and easy access to the shopping and other areas. Landscaping and beautification would enhance the attractiveness of the C.B.D.

COMMERCIAL

The other commercial areas on the Plan are along the highway east and west of the C.B.D. near the college on Fifth Avenue, in the Highland Park area on Eleventh Street and at the intersection of U.S. 2 and U.S. 87.

INDUSTRIAL

Industry, now located along U.S. 2 would be supplemented by a new northeast industrial park on the railroad and industry next to the airport.

COMPREHENSIVE PLAN

The Comprehensive Plan is the combination of the above listed planning elements plus a capital improvements program and other implementation measures for accomplishing the Plan.

The Plan is intended to be reviewed periodically for revision, additions and updating in keeping with the continuing changes that are a part of an urban environment.

SUBURBAN AREAS

The growth of the Havre urban area is influenced by a number of suburban land uses. The airport west of the City, the railroad, highways, the river and terrain features are elements which influence growth.

The Plan proposes that areas be established for low density grouping of suburban residences and that scattering of residences be discouraged. Most new suburban growth is expected to occur west of the City.

A buffer area is proposed around the airport to prevent suburban growth too near flight patterns and to reserve land for potential airport expansion. An industrial area is proposed adjoining the airport.

The plan anticipates commercial development at the intersection of U.S. 2 and U.S. 87. U.S. 2 could eventually be relocated immediately to the north of the City to relieve congestion on First Street, to provide for smoother flow of through traffic and less interference of local traffic.

Ft. Assiniboine is indicated as a tourist and historic site. The "buffalo jump" north of the Fairgrounds would be preserved as a historic site.

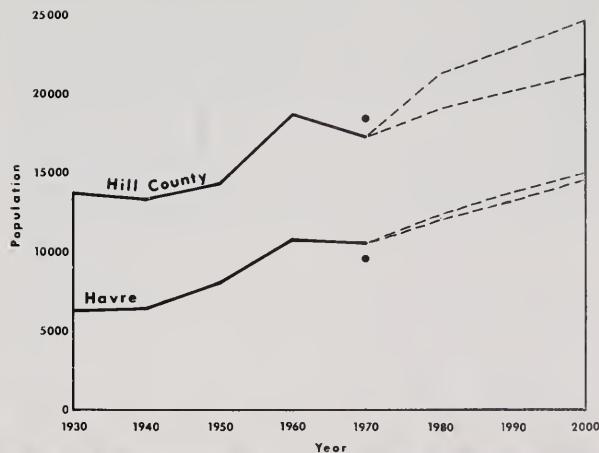
The entire riverbed area is proposed as a conservation area with public control, public access, flood control and beautification. The badlands area to the north would also be preserved.

Areas not designated for suburban use should be kept as natural areas, in agriculture or vacant. Growth should be entirely within the urban area or at selected suburban locations as illustrated.

INTRODUCTION

Economics and population are a related and continuous process that has great bearing on the shape and character of a community. The economic vitality of a community will affect the number and the prosperity level of the families that live there. Basic employment and the demand that is generated for supporting economic activities define the economic opportunities available for a region. On a broader scale, the resource base of the region along with the local productivity of the labor force, capital, and market relationships will determine the opportunities available for profitable economic activities. The data presented here should be viewed in light of source, year of collection, and the general status of the population and economic environment, both locally and nationally at time of collection, along with other characteristics that might have influenced the trends at the time of collection versus that of the 1970's. The data presented here and supporting narratives will not, nor can it, present all the interpretations and possible uses of this data. Rather it is presented to allow the planning board, community, mayor, and elected officials to use in decision-making processes and to allow for updating and revision of any planning work that will be needed in the future and as support documentation of the comprehensive plan recommendations. As stated in the comprehensive planning introduction, the plan is based not only on present conditions but on evaluation of trends and population and economic forecast so that with periodic review and updating it will continue to be an effective plan. With revisions and updating of this report, adequate space and orderly development can be provided for residential, commercial, industry, railroad, schools, parks, public and semi-public lands, streets and other uses.

POPULATION - 1930 to 2000



Population and Economics prepared by:
Montana Dept. of Planning and Economic Development.

POPULATION & ECONOMICS

POPULATION

Population forecasts provide guidance in the determination of the type and quantity of facilities and services that will be required. Any projections that are made must be considered as estimates only. Unforeseen events often change a picture and at any given time, it will take adjustments and revisions in the projections to reflect current issues.

Population: 1930 to 2000

Year	Hill County	Havre	Havre as a Per Cent of Hill County
1930	13,775	6,372	46.3
1940	13,304	6,427	48.3
1950	14,285	8,086	56.6
1960	18,653	10,740	57.6
1970	17,358	10,558	60.8
1980	19,100 to 21,300	12,100 to 12,300	57.7 to 63.4
1990	20,300 to 23,000	13,300 to 13,700	59.5 to 65.5
2000	21,400 to 24,800	14,600 to 15,000	60.5 to 68.2

Sources:

U. S. Census of population, various years; Department of Planning and Economic Development.

When a population projection is made, some basic assumptions are made regarding the future conditions. It is generally assumed that current economic and social trends will continue during the forecast period and that a severe business depression and financial catastrophe will not occur. National policy and changes will greatly affect an area such as Havre, more so than a larger more urban community. A current example of this national policy and its effect is the Railpax system.

ECONOMICS

Economic development has a direct effect on population and hence is an equally important part of this study and any comprehensive planning program. When considering the future economic development of Havre and Hill County, it should be remembered that it is, in the most part, beyond the powers of the local area to decide if economic growth will occur or will not occur. These direct decisions are primarily made by outside corporate investors who favorably assess the region's economic potential for competitive participation in regional and in some cases national markets. The city and county governments, however, can have significant influence on development decisions through a variety of public policy programs. Among these are such items as promotional activities, local fiscal taxation policies, development of industrial parks, provision of low cost utilities and services, and generally indicating through a plan and planning process that the needs and services for an expanding economy, or new economic activity, has provided for homes, schools, parks, recreation, utilities, and plant location.

In this respect, the region or county-city officials are not powerless. The public authorities can have substantial influence in maintaining the economics and populations of an area and in some cases, accelerating growth by preserving the quality of life. The most important tools are:

1. Land use controls such as zoning, subdivision regulations
2. The control of pollutants on air, water and noise
3. Establishment of policies in providing for public recreation and cultural activities
4. Establishment of fiscal tax policies and utilization of a capital improvements program
5. Continuation of the planning process
6. Providing educational and manpower development in the local labor force with skills that are suited for appropriate employment expansion.

On occasions, there may be sound justification for altering some activity of the economic community for the sake of social welfare objectives such as unemployment reduction or raising minimum standards of living. Such decisions should be based on the real economic and social costs in terms of efficiency and with the confidence that the measures adopted will be effective in accomplishing long-range community objectives.

ECONOMIC GROWTH AND EMPLOYMENT PROJECTIONS ANALYSIS BY MAJOR INDUSTRY GROUP

Using as a base the projections of population for Hill County and the City of Havre that have been presented earlier, a projection was developed to identify employee change by major industry group. This considers the relationship of: numbers of employed as they relate to total populations; the changing relationship of the various industry groups to each other; and the relative change of employment within each industry group. The potential of growth for the various industry groups can be identified by their changes in numbers employed. No provisions have or can be made for circumstances that are not readily foreseeable, and thus caution must be exercised in using these projections.

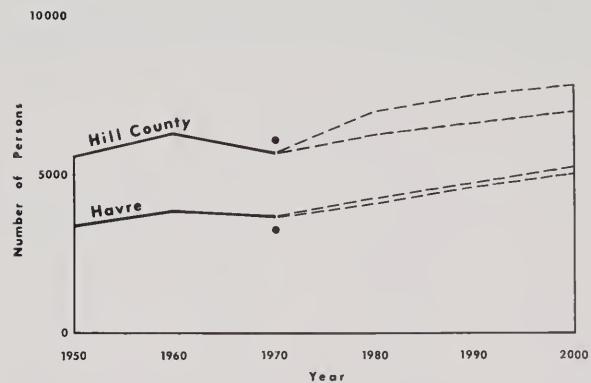
Total Employed

Havre should expect an increase in total number employed from an estimated 3,700 in 1970 to 5,100 to 5,300 in the year 2000. These figures are based upon the observed past relationship of total employed to population and the projected population ranges. Hill county's changes in total employed should be from 5,700 estimated for 1970 to 7,100 to 7,900 in the year 2000.

Manufacturing

This major industry group includes firms manufacturing items from ordnance to mortician's goods. Havre should expect manufacturing to employ in the neighborhood of 7% of the total employed in the year 2000, as compared to 4% in 1950 and 1960. This increase in percentage develops a projected employment for the year 2000 of more than double the estimate for the year 1970. (S.I.C. 1911 to 3999)

EMPLOYMENT - 1950 to 2000



Agriculture, Forestry and Fisheries

This group includes agricultural production, agricultural services and such firms as veterinarians, animal husbandry, and fish and poultry hatcheries. It is not too surprising to note the low employment in Havre as compared to the county employment. It should be noted, however, that there is expected to be a rather large relative increase in employment in this industry group within the city, from an estimated 148 in 1970 to 306 to 318 in the year 2000. The expected increase is anticipated to be in the area of services and auxiliary firms. [Standard industrial classifications (S.I.C.) numbers 0112 to 0989.]

Wholesale and Retail Trade

Projections of employment for Havre for the year 2000 is 1,071 to 1,113 up from an estimate of 888 in 1970. (S.I.C. 5012 to 5999)

POPULATION & ECONOMICS



Mining and Construction

This major industry group includes industries found in the S.I.C. classifications from 1011 to 1799. This group includes mining of metals, coal, sand and gravel, crude petroleum and natural gas; general contractors, highway and heavy construction contractors, and special trades contractors. While some increase is expected in both Hill County and the City of Havre, that rate of increase is relatively low. This is primarily based upon industries requiring less labor per unit of production.

Transportation, Communication and Other Public Utilities

This major industry group includes: railroad, bus, motor freight, air, pipe lines, transportation services such as freight forwarding; telephone, radio, and electric, gas and sanitary services. There should be about 25 per cent increase in this employment within the city by the year 2000. It is expected that the employment within the City of Havre will become an increasingly larger per cent of the total county employment for this industry group. (S.I.C. 4011 to 4971.)

Professional and Related Services

This industry group includes medical, legal and educational services. The relationship of population served to number of employees appears to be established and constant. It appears that any change in population will result in a direct change in employment in this area. (S.I.C. 8011 to 8299.)

Public Administration

This employment group has demonstrated a constant relationship to the population served. Therefore, as populations are projected to increase the amount of employment in this area is expected to increase at approximately the same rate.

HILL COUNTY EMPLOYMENT
% BY INDUSTRY GROUP

Major Industry Group	1950	1960	1970	1980	1990	2000
Total Employed	100	100	100	100	100	100
Agriculture, forestry and fisheries	23	19	18	18	17	16
Mining and Construction	5	6	6	6	6	6
Manufacturing	3	3	4	5	6	7
Transportation, Communication, and Other Public Utilities	22	19	20	19	18	17
Wholesale and retail trade	22	20	20	19	19	18
Finance, insurance and real estate	2	3	3	4	4	5
Business and repair services	3	2	2	2	2	2
Personal Services	5	5	5	5	5	5
Entertainment and recreation services	1	2	2	2	2	2
Professional and related services	9	16	14	14	15	16
Public Administration	3	3	4	4	4	4
Industry not reported	2	2	2	2	2	2

HAVRE EMPLOYMENT
% BY INDUSTRY GROUP

Total Employed	100	100	100	100	100	100
Agriculture, forestry, and fisheries	2	3	4	5	6	6
Mining and Construction	7	6	6	5	5	5
Manufacturing	4	4	5	5	6	7
Transportation, Communication, and Other Public Utilities	28	24	24	23	22	20
Wholesale and retail trade	29	24	24	22	22	21
Finance, insurance and real estate	3	4	4	5	5	6
Business and repair services	3	2	2	2	2	2
Personal Services	7	6	5	5	5	5
Entertainment and recreation services	1	2	2	2	2	2
Professional and related services	11	19	18	20	19	20
Public Administration	4	4	4	4	4	4
Industry not reported	1	2	2	2	2	2

Finance, Insurance and Real Estate

This industry group includes banks, insurance agents, real estate agencies. The growth projected for this group is based upon their obvious relationship to the population served. It is also evident that the majority of these employees will find their jobs within the City of Havre. (S.I.C. 6011 to 6799.)

Business and Repair Services

Employment in this category is not expected to increase more than 30 or so employees by the year 2000. The relationship of this employment to population demonstrates the fact that ability of a single service personnel to serve a larger population still exists in Hill County and Havre. Therefore, the increased population can be served by a current level of employment with only a slight increase. (S.I.C. 7311 to 7399 and 7622 to 7699.)

Personal Services

This major industry group includes coin operated laundries and dry cleaning, photographic studios, barber and beauty shops, funeral services, etc. This group of industries demonstrates a very high ratio of population served per employee. The ratio does appear to be rather constant. Therefore, even though the level of employment is low, it is expected to increase at about the same rate as the population served. (S.I.C. 7211 to 7299.)

Entertainment and Recreation Services

This industry group includes motion picture theaters, bowling alleys, golf courses, etc. This group has a very high ratio of population served to employees. It also appears that this ratio has not reached its saturation point. Therefore, even with an increasing population, the rate of increase in employment in this area is not expected to be at the same rate. (S.I.C. 7813 to 7949.)

INTRODUCTION

This portion of the Havre-Hill County Comprehensive Planning Program was performed to satisfy the Department of Housing and Urban Development (H.U.D.) housing element requirements and to provide Havre City-County Planning Board with necessary housing data to alleviate housing problems.

The housing element is a part of the continuing comprehensive planning process. The housing element should relate to other elements of the plan, be tailored to governmental responsibilities, recognize the unique needs of the geographic and planning areas, emphasize implementation procedures, and consider the needs of the low income and minority groups. The housing element is made up of five components. These are: (1) a statement of problems, listing according to importance the housing and housing related problems; (2) statement of obstacles (preliminary identification listing according to importance of obstacles to the solution of identified housing and housing related problems); (3) a statement of objectives that includes presentation of annual housing and housing related objectives covering a period of three to five years. Objectives must be related to identified housing problems; (4) a statement of planning activities that consists of identification of previous planning activities related to housing as undertaken by the planning agency and future planning activities related to housing to be undertaken over the next three to five years; (5) a statement of implementing actions that consist of identification of previous implementation actions both public and private undertaken during the last year and a listing of the future of implementation actions both public and private to be undertaken over the next three to five year period.

The housing element must be updated annually with a review of progress made by boards carrying out the planning activities described above.

To satisfy the HUD housing requirement, Havre with the assistance of the State Department of Planning and Economic Development prepared an initial housing element for 1970-71 which is described below.

Housing Element section prepared by: Montana Dept. of Planning and Economic Development through a grant assisted by H.U.D. 701 Technical Advisory Services.



HOUSING ELEMENT

I. Statement of Problems

1. The Havre Planning Area will require 149 additional residential structures prior to 1980 to replace those which are beyond the point of rehabilitation and should be demolished.
2. Approximately fifty per cent of the structures which should be demolished are concentrated in the east portion of the City.
3. Over fifty per cent of the Planning Area's residential structures have been classified as "fair," "standard," or "deteriorating." This classification indicates that emphasis must be placed on maintenance to prevent future problems.

II. Statement of Obstacles

Although some obstacles to an adequate supply of quality housing may be identified at present, the most urgent need is for more housing data. It is reasonable to assume that another major obstacle is the combined effect of today's high construction costs, high interest rates, and the general scarcity of construction funds. The following list of obstacles is based on present knowledge of the Planning Area and available data. As the Havre Comprehensive Planning Program progresses, new information will be developed which will allow the expansion of this Housing Element.

1. There is insufficient data relative to available housing; e.g., type of housing (single or multiple family), vacancy rates, owner or renter occupied, geographic concentrations of substandard housing and price ranges of rental units or of homes for sale.
2. There is inadequate information pertaining to the demand for standard housing; e.g., the number of additional units required to replace those requiring demolition, the number of units requiring rehabilitation, the type of demand (single family, multiple family, owner or renter occupied) and demand based on projected growth.
3. The community does not have a Workable Program or an adequate mechanism for code enforcement.
4. The community does not have a program for citizen involvement or public education related specifically to its housing problems.
5. The community does not have a plan for demolition of dilapidated residences or for relocation of their occupants.

III. Statement of Objectives

The overall objective of the Housing Plan is to increase the supply of quality housing, as needed, for all residents of the Planning Area, and in particular, to provide adequate housing for members of minority groups, the aged and low-income families. The most urgent need, in terms of starting a program to alleviate housing problems, is to quantify and further define the obstacles to an adequate supply of housing.

1. First Priority

The First Year Program will consist of the development of housing data, as described under Paragraph II above. The State Department of Planning and Economic Development will provide the community with basic housing data derived from the 1970 census.

2. Second Priority

A Housing Committee will be formed, which will undertake such projects as:

- a. Informing the general public in regard to housing problems.
- b. Identification of critical areas of housing needs.
- c. Working with the Planning Board in developing demolition and relocation plans.
- d. Working with the Planning Board in developing adequate codes (Workable Program) and a mechanism for their enforcement.
- e. Working with the State Department of Planning and Economic Development, the Planning Board, federal and local officials and local financial institutions for the purpose of utilizing various federal programs for the construction of new housing, as needed, and rehabilitation of existing units.
- f. The establishment of a community rehabilitation program (paint-up, fix-up) to help reduce further deterioration of housing.

IV. Statement of Planning Activities

Havre now has a Comprehensive Plan which upon adoption will provide the community with an overall plan for development. The Housing Element, as a part of the Comprehensive Plan, constitutes a statement of future planning activities related directly to housing.

V. Statement of Implementation

The community will adopt the Comprehensive Plan (including this Element) and form a Housing Committee. The Housing Committee (since there is no in-house planning staff) will work closely with individuals and organizations, as previously described, in both an advisory and in a quasi-staff capacity in recommending action and gathering data.

The housing plan updates the housing element and gives more detailed information to be compatible with the comprehensive planning program. This plan includes analysis of housing needs of the Havre area. The present needs as they pertain to available housing, projected population, housing conditions, income of families, and size of families are a part of the housing plan. Housing within the Havre planning area was evaluated as to quality, structure, condition, availability of public services and utilities, along with socio-economic factors and the ability of the existing housing to meet the future needs.

In general, the five HUD requirements are answered in this plan.

HOUSING TRENDS

To develop and establish some housing trends for Havre and Hill County, other sources of information have been referenced. These are the recently completed Hill County sewer and water study utilizing much of the 1960 census information, the *Montana Data Book* utilizing the 1967 and 1968 information, the U.S. Census of Housing, and information obtained from the Phase I Havre Planning Study.

In 1960 there were 5,742 housing units within Hill County, three out of every five of these housing units were classified as urban. The farm units accounted for 13% of the total housing and the remainder were the rural non-farm type. The median housing unit size was 4.30 rooms per unit and the median household size per occupied unit was 3.47 persons. Of all units within the county, slightly more than half were owner occupied and approximately one-third were used for rental purposes. Nine per cent of all housing units in 1960 within Hill County were vacant. Only 8% of all housing units in Hill County were in need of replacement, while one in seven needed repair. The remainder were classified as sound.

In summation, we find:

HOUSING, HILL COUNTY, 1960

Housing Classification		Housing Occupancy		Housing Condition	
Rural farm	13%	Vacant	9%	Dilapidated	8%
Rural non-farm	27%	Renter occupied	37%	Deteriorating	15%
Urban	60%	Owner occupied	54%	Sound	77%

The County Housing figures are given for trend development and as a comparison with the 1970 Hill County housing figures. In most cases, the percentages for the city can be found by subtracting from the county.

In reviewing the *Montana Data Book* and U.S. Department of Commerce, Bureau of the Census, housing construction authorized by building permits and public contracts for 1968, we find Havre in an extremely favorable position in comparison with the rest of Montana. If one excludes major population centers, Cascade County (Great Falls), Yellowstone County (Billings), Missoula County (Missoula), Gallatin County (Bozeman), and Lewis and Clark County (Helena), we find that Havre and Miles City were among the state's leaders in building permits issued for the year 1968. Flathead County with the combination of the tri-city area of Columbia Falls, Kalispell, and Whitefish had an issuance of only five permits over that of Havre. Comparison with other state population figures and growth centers indicates that during the period of permit issuance, the building climate and housing demand in Havre was extremely high as compared to other areas of the state.

In 1970 the total population of Havre was 10,558. All year-round housing units total 3,574. The population in housing units is tabulated as 10,154 with 3.0 persons per occupied unit.

In the 1970 Havre population census area there were 3,392 units meeting all plumbing facilities standards. Of all occupied units there were only 247 units showing a density of 1.01 or more persons per room. The persons per household category is broken out as follows: one person in 721 units, two persons in 1,012 units, three persons in 538 units, four persons in 442 units, five persons in 318 units, six persons in 201 units, seven persons in 91 units, and eight persons in 69 units. The state median was 2.6 persons per unit while the median of Havre was 2.5 persons per unit.

There were 3,137 units with one person or less per room, 199 units with 1.01 to 1.50 persons per room, and 56 units with 1.51 or more per room. By national classifications, living conditions are considered extremely crowded and unfavorable when dwelling unit density is more than one person per room.

In value classifications of 1590 owner occupied housing units; 45 were valued at less than \$5,000, 217 between \$5,000 and \$10,000, 379 units between \$10,000 and \$15,000, 501 units between \$15,000 and \$20,000, 243 units between \$20,000 and \$25,000, 157 units between \$25,000 and \$35,000, 39 units between \$35,000 and \$50,000 and 9 units in the \$50,000 or more category. The state median was \$14,100, and the Havre median was \$16,500.

Considering contract rent and specified renter-occupied, Havre has 1442 units; 65 of these units rented for less than \$40, 285 between \$40 and \$59, 492 between \$60 and \$79, 265 between \$80 and \$99, 158 between \$100 and \$119, 66 between \$120 and \$149, 37 between \$150 and \$199 and 4 at more than \$200. Some units reported no cash rent but services must have been contributed in lieu of rent such as apartment managers, etc. The state rental median was \$71 and that of Havre was \$74.

The following table for Hill County and Havre 1950, 1960 and 1970 indicates trends of the housing units and family size in Havre.

HOUSING UNITS, OCCUPIED HOUSING UNITS, AND FAMILY SIZE,
HILL COUNTY AND HAVRE, 1950, 1960 AND 1970

	Housing Units	Occupied		Family Size
		Housing Units	Total	
Havre			Non-White	
1970	3,586	3,492	118	2.94
1960	3,435	3,212	67	3.24
1950	—	—	—	—
Hill County				
1970	5,843	5,225	329	3.23
1960	5,742	5,225	249	3.47
1950	4,537	4,162	—	3.00

Estimates of the median family income for Hill County are presented so that the Planning Board may at a future date examine the ability of the "median" income family to purchase or support various types of housing programs. This information can also be updated with the 1970 Bureau of the Census report.

The following median income estimates were compiled by National Planning Data Corporation and are based on parameters obtained from the 1970 Census First County Summary Tape.

Havre Division	\$8075	Hill County	\$7578
Havre North Division	4452	Gildford Division	5122
Havre South Division	4413	Rudyard Division	5622



HOUSING SURVEY – 1971 (Preliminary Results)

The Montana State Department of Planning and Economic Development through assistance of the HUD 701 planning grant performed a Havre housing survey. The survey procedure along with the preliminary results follow.

SURVEY PROCEDURE

A six per cent sample was taken during the structural phase. Interviewers then returned to those units and attempted to complete an economic interview. About 55 per cent of the households responded partially or completely to the economic interview. Thus, approximately three per cent of the households in Havre were covered entirely by both phases and 6 per cent were covered by the structural phase.

Units were appraised on the basis of the exterior appearance of chimney, roof, walls, windows, and foundation. Each of those items were scored on a scale of ascending values indicating more deterioration. The highest score possible was 15, indicating complete dilapidation. A zero total indicated a new or nearly new unit with no signs of repair needed, deterioration, or lack of maintenance.

Very good unit	=	Score 0-2
Standard or average unit	=	Score 3-5
Deteriorating (signs of deterioration)	=	Score 6-9
Deteriorated	=	Score 10-12) Substandard
Dilapidated	=	Score 13-15) Homes

It was not possible under the scoring system design for any one item (chimney, roof, walls, windows, foundation) to result in a score that by itself would classify a unit as deteriorating or worse. Five was the highest score for any one item.

The economic interview concentrated on determining incomes, rents, mortgages, number of rooms, persons, and type of unit as to single family, multiple unit or mobile unit. These data are being compared on a unit class basis. Results that are available are only for the survey total. That is, household incomes by structural class aren't available yet, but will be after final analysis.

STRUCTURAL SURVEY

House Class	No. of Units	Per Cent of Total
Very good (0- 2)	90	45%
Standard (3- 5)	65	32%
Deteriorating (6- 9)	40	20%
Deteriorated (10-12)	5	2%
Dilapidated (13-15)	2	1%
Total Surveyed	202	100%

It should be mentioned that:

1. Of the 40 units with scores in the 6-9 group (signs of deterioration), 36 per cent of the units classed as having signs of deterioration are really quite near the deteriorated stage.
2. Of the 65 units with scores in the 3-5 range (standard housing), 34 per cent are very near showing signs of deterioration.

ECONOMIC SURVEY

This 1971 survey confirms the accuracy of the consultants inventory of condition in 1969. That inventory is useful in determining small areas of housing that are in need of replacement or rehabilitation. For example, in the east area of the City about 1/3 of the housing units were found to be in standard or deteriorating condition.

The following income figures are gross dollars.

1. Average household income (with sample 85% complete) is \$8,780.40.
2. Fourteen per cent of the households interviewed had incomes less than \$3,000 annually. These may be generally considered to be poverty households.

The average rent or mortgage payment as determined from the survey is \$109.25 per month. This is a combination figure. The final analysis will specify average rents and mortgages separately. The average household then spends 15 per cent of gross income for housing.

The most frequently occurring rent or mortgage payment class in the survey was the \$100-\$124 per month range. Twenty four per cent of the sample make housing payments in that range. Another seventeen per cent make payments over \$150 a month.

With respect to ages, 19 per cent of the households sampled were occupied by persons 65 years old or older.

CONCLUSIONS

POINT. A substantial 45 per cent of housing units in Havre may be called good units. Another 32 per cent are average or standard housing needing only routine upkeep or maintenance. However 1/3 of these standard units are very near showing signs of deterioration.

POINT. The sample revealed 20 per cent of the housing units had signs of deterioration. Unfortunately, however, 36 per cent of these showed evidence of serious signs of deterioration or were near the deteriorated stage.

POINT. Only three per cent of the units appeared to be deteriorated or dilapidated, or in other words, substandard homes.

CONCLUSION 1. Havre housing exhibits a very real need for maintenance or upkeep. Only a relatively few units seem to be deteriorated or dilapidated beyond reasonable repair. But a great many of the remaining units are borderline cases which if not rehabilitated or maintained will in no more than five or ten years, in many cases, slip into the substandard classes and be a blight to the community.

CONCLUSION 2. Part of the reason for the lack of maintenance may be the fact that (1) in 14 per cent of the households income is at or below the poverty level and (2) in 24 per cent of the households residents surveyed were 65 years of age or older. This often means limited incomes and limited ability to do maintenance work.

STATE, COUNTY AND CITY COMPARISONS

Housing information is taken from the Montana Department of Planning and Economic Development state housing program. It is presented here for Havre's use at a future date in coordinating housing study activities on the state program and will enable the planning board to use a compatible source of data reporting procedures and forms for any updating on housing information.

An examination of the state-county census tabulations shows that the median value of the owner-occupied housing units in Hill County was \$15,100, the state median was \$14,100. On the county breakdown we find 141 units valued at under \$5,000, 438 between \$5,000 and \$10,000, 495 between \$10,000 and \$15,000, 583 between \$15,000 and \$20,000, 280 between \$20,000 and \$25,000, 184 between \$25,000 and \$35,000, and 40 between \$35,000 and \$50,000 and nine units at over \$50,000. As specific city-county comparisons are needed, the similar information presented for Havre should be consulted. For example, a comparison shows that all of the nine units classified as \$50,000 or more are found in Havre. By subtracting the same criteria in units given for Havre, the Havre percentage as compared to the county can be determined. The state median rental value was \$71 per unit; that of Hill County was \$72 per unit and that of Havre as previously mentioned was \$74 per unit.

Rental category by price breakout is as follows: under \$40, 114 units; \$40 to \$60, 370 units; \$60 to \$80, 568 units; \$80 to \$100, 305 units; \$100 to \$120, 182 units; \$120 to \$150, 73 units; \$150 to \$200, 39 units; \$200 to \$300, 2; over \$300, 2; and those units without any payment totaled 243. Units without payment as within the city are most likely apartment managers and/or the county basis might well be farm managers of large agricultural units or foremen receiving free room and board as part of their wages.

In the owner-occupied category we find Havre with a total of 1,936 units and the renter-occupied category showing 1,456 units. Of the 1,936 owner-occupied only 21 units are owned by persons classified as races other than white. In view of the Indian population of 344, and other races population of 95, this is an extremely low percentage. In the owner-renter occupied classification we find the ratio is approximately 40% white renters, and 55% white owner and only 5% owned or rented by Indian or other race classifications. Looking at the vacancy factor of for rent, for sale and vacant seasonal units, we find that 85 units were classified for rent or vacant, but over one-third of these units were found in the downtown area of hotels, motels, rooming houses, etc. Overall, this would indicate that Havre has a very low permanent, year-round rental vacancy factor and the demand for rental units far exceeds units available.

When looking at the type of structures classification we find that 100% of the 131 mobile units were found in three small districts. This is due to past zoning practices, location factors, and space available. However, this trend will probably not continue as trailer houses are becoming more and more a dwelling unit factor, improved lots, expanded trailers, and the new modern look will create a demand for better and more suitable locations.

In the multi-family (duplexes or more category) two central districts account for 40% of the units, again this is related to the traditional downtown area of hotels, motels, boarding houses, and older motels renting on a weekly and monthly basis.

Count of units by number of persons per unit shows that over 1,700 or 50% of the housing units are occupied by one or two people. This is the major factor in the low (2.94) people per dwelling unit factor in Havre.

Surprisingly the majority of the one and two persons units are located in central districts and not in districts that surround the college area. This tends to further reinforce the unusual high percentage of residents in the close proximity of the traditional CBD or downtown area.

We find that 55% of the units with 1.01 or more persons per room were owner occupied and 45% renter occupied. This percentage ratio differs from normal expectations and trends, that rental units are generally more crowded and have larger families, therefore a higher persons per room density.

Using the existing Havre population of 10,558 and the low range projection to 1980 to 12,100, we find Havre experiencing 1,542 increase in population during the next ten years. Assuming that the present density per unit remains at 2.94 to 3 we can project a need of 514 additional housing units for the Havre area within the next 10 years. Broken down further this indicates approximately 51 units per year or one new housing unit per week on the 10 year average. At first examination, this seems extremely high, but factors such as college dormitory policies, multi-unit apartment houses and mobile homes are also included in this classification. Over and above the new units required, it is estimated there will be a need on a replacement basis of at least 6 to 10 units per year to replace presently dilapidated buildings and those that will become dilapidated and unfit for human habitation within the next 10 years. In comparing the housing needs with land use allocations provided for in the comprehensive plan, suitable acreage is available in all seven neighborhood areas. Through zoning and subdivision regulation, County Commission action, City Council policy, new housing units can be dispersed throughout the city. New housing units can also be kept in close proximity to the city thus eliminating excessive costs for community services.

Methods of determining demand at a future date and of updating the present housing survey as to new structures, rehabilitation, etc. include examining the city building permits, meter hookups, telephone hookups, additional post office boxes and neighborhood services.

MINORITY PROBLEMS

The national news media has been very active in bringing to the attention of Americans the situation of minority races. As reported, discrimination in housing has been one of the greatest concerns in national race relations. It is a common fact that in past years, minority people have been impaired in trying to obtain decent, adequate, and safe housing.

Havre has a somewhat different minority problem than most American cities. Whereas most cities have minority situations centered around negro people, Havre's situation is centered around the Indian sector. In any urban area there is always a number of people who have for one reason or another become dependent upon local welfare programs. Many of these citizens are not able to provide for themselves or their families due to physical limitations or lack of skill and business training. Their only hope for housing assistance rests with federal programs or local housing authorities. Their needs are like those of other people. They need a decent, safe, sanitary dwelling in an area where they can develop and increase the opportunity and potential to reverse the existing conditions that they are living under. Housing problems experienced by these people vary but usually focus on fixed income and inability to pay for decent housing and the related expenses on upkeep and maintenance.

To accommodate the expected growth for the city of Havre over the next 10 years, 500 housing units will be needed. In addition to this, if a code enforcement program was implemented many people would be required to move from substandard, inefficient housing. This would increase the housing need by an additional 100 to 150 units over the next 10 years. This coupled with the existing shortage and low vacancy rate factor will increase the housing needs further.

With high interest rates and increasing local taxes the most pressing need at present is for moderate and low income housing or assistance in the form of tax or interest assistance relief.

Merely building housing units will not insure all citizens of Havre an adequate place to live. People and their needs vary. The housing market must serve the needs of all types of people both white and non-white, rich and poor, young and old. To supply the demand of these different groups,

a multi-lateral approach in the housing program is required. Efforts should be concentrated on several types of housing units and work towards supplying the whole spectrum of the housing need.

MOBILE HOMES

Many people are finding mobile homes comfortable and economical. Sales of mobile homes are now increasing at a faster rate than the sale of other housing. This type of unit can help supply part of the need of the low and moderate income people. These units are also becoming more acceptable as newer and modern parks are developed.



Havre's eastside neighborhood—revitalization plans are underway.

SUMMARY

General housing costs consist of financing materials and taxes and land. Regulations also can increase housing costs, but in many instances, the dollar invested is well worth the dollar returned. This is evidenced in adequate building codes, subdivision regulations and zoning.

Eliminating and reversing the effect of housing deterioration can be accomplished in many ways. Corrective action can be taken with the enforcement of zoning and subdivision regulations and general code enforcement. Preventive action can be taken in planning decisions and in the actual building before construction, during construction and after construction in insuring proper health care and materials are used.

After review and examination of the foregoing material and information, it is felt that the housing problems consist of 100 to 150 substandard

HOUSING

housing units within the city of Havre. In the next 10 year period there will need to be approximately 500 new housing units built over and above those necessary for reasons of dilapidation. There is a minority population problem within the city area, but the level and severity has not been determined. The expansion of the university will create additional demand and burden on the existing housing and apartment spaces. There is a lack of public transportation for the city of Havre and due to its size it is likely that this problem will remain. There is little or limited amount of moderate and low income housing units now being built.

Obstacles for providing adequate housing are high construction costs, high interest rates, general scarcity of construction funds, high land costs, high taxes and absence of a local public housing authority. Although the state is presently examining the possibility of stronger state housing laws and state housing authorities, the legislation is not now in existence. In addition, there is poor enforcement of the city codes.

The objectives of the 1970 to 1975 housing program might include: continuation of acquiring housing information and updating existing information on a periodic basis, continue to work with state programs as housing legislation is developed; examine and where necessary strengthen and enforce present city housing codes, zoning ordinances and subdivision regulations; continue updating of the completed comprehensive plan; reactivate city or community action group such as Forum for assisting in housing programs and compiling of information; examine new federal housing programs such as operation Break Through and others as appropriate for the Havre area. The establishment of a community rehabilitation program for paint-up, fix-up to reduce further deterioration of housing, also will be undertaken.

Implementing actions to be taken by the planning board, county commissioners and city council are to adopt and enforce new housing laws, adopt a code enforcement program, adopt mobile home park ordinances, adopt subdivision regulations, assist local builders through federal and private programs in the construction of the needed housing units for the next five to ten years, review, modify and re-adopt where necessary building, plumbing and electrical codes. Work closely with Northern Montana College to provide adequate student housing and re-activate or create a new Havre Housing Authority or citizens' group.

Some specific policies for consideration of the planning board and elected governing bodies might be:

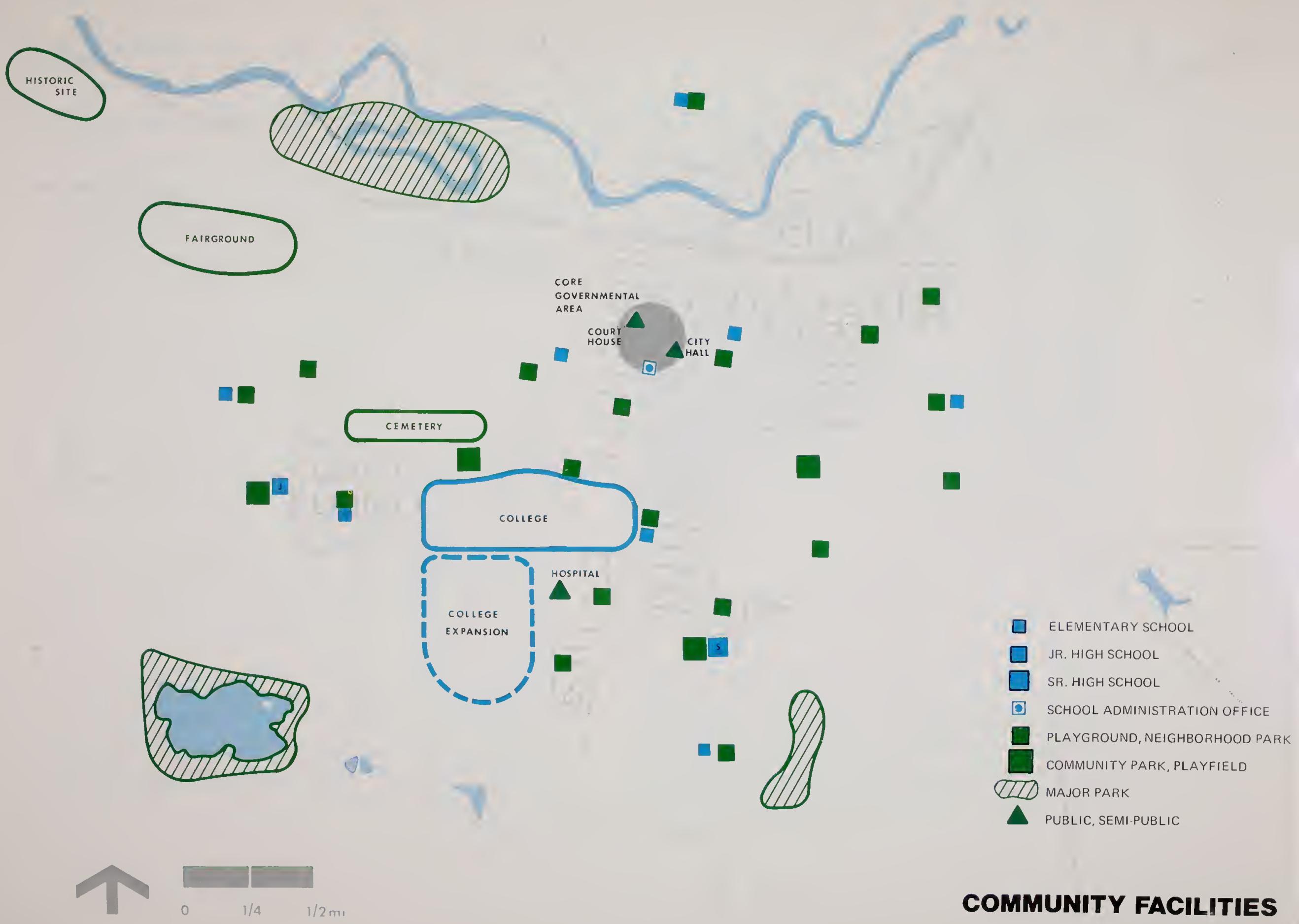
Population densities should be controlled by minimum lot area requirements and lot area per dwelling unit ratio. In addition to ensuring light, air, privacy and other environmental features, adequate standard population density control is one of the important objectives of land use planning in establishing and maintaining an acceptable relationship between the concentration of population and the related available physical facilities, both public and private.

Expansion of city limits should be determined by careful studies and consideration of all significant physical, economical and social aspects and their implications. The effect of such limits on specific properties should be considered along with the effect on all other properties in the neighborhood and community.

Building coverage limits are required to prevent excessive lot coverage in older areas where additional structures or enlargement of existing ones may occur. Conversion of older, single family homes to multi-family occupancy should be governed by appropriate standards, approximating those applied to similar accommodations in new buildings, including some control over inferior layout.

Residential occupancy of house trailers should be limited to specifically-designed trailer parks. Standards and specifications for such parks should be incorporated in considerable detail in the zoning ordinances.

A final objective and consideration should be that a good residential environment can best be obtained if planning proceeds on the basis of the neighborhood as the basic unit of physical design. The neighborhood may take a wide variety of physical forms and is generally associated with others to form communities and subcommunities. This concept should be invaluable to the planning board and governing bodies in implementing the various parts of the comprehensive plan. Since the comprehensive plan does reflect and deal with neighborhood zones, this should be of prime consideration.



COMMUNITY FACILITIES PLAN

The Community Facilities section is concerned with planning for municipal and county facilities (administration, police, fire and other public services), school facilities, library services, parks, open spaces and recreation areas.



City Hall including the Police & Fire Stations.

CITY-COUNTY FACILITIES

The new Civic Center (1971) is located on Fifth Avenue between Fourth and Fifth Streets. It provides facilities for all city administrative offices in approximately 17,000 square feet on one level. A separate building houses the Fire Department in approximately 7,340 square feet. The Police Department is also housed in this facility.

A Recreation Building addition is planned within this complex. It will include an enclosed swimming pool, gymnasium, special recreation facilities, general lounge, and reading areas in approximately 56,000 square feet.

The County Court House is located on Fourth Street between Third and Fourth Avenues. The plan proposes that other public uses such as a new city-county library and private service offices be encouraged to locate within this civic center-court house area. Uses such as the City and County garage and maintenance facilities would continue to be located away from the civic center area.

SCHOOLS AND PARKS

Havre public schools, School District No. A-16 serves, in addition to Havre, a large portion of Hill County. The high school district provides service north to the Canadian border. The elementary district provides service around the urban area and beyond. The county is served also by other rural school districts.

The district facilities include a high school, a junior high school, six elementary schools, an administration building, and a new bus garage (1971) within the City.

The 1970-71 student enrollment in the District was 3,208. The elementary schools had 1,521 students in grades 1-6, the junior high and senior high school 1,687 in grades 7-12.

Elementary enrollment is projected to increase to 2,000, and junior and senior high enrollment to 2,400 over the next 30 years. These figures could be lower if birth rates continue to decline. If St. Jude Parochial School is closed in the future there will be 450 to 500 students in grades 1-8 added to public elementary and junior high enrollments.

The parks in the city of Havre consist of 27 different parcels. Generally, the parks in older neighborhoods have been fully developed and are on small restricted sites. Newer parks are larger but lack improvement.

The Board of Recreation supervises the operation and planning of the park system. Park maintenance personnel are employed through the City Engineer's office.

Planning Concepts

The planning for schools and parks is based on the concepts of neighborhood facilities consisting of an elementary school and playground being within walking distance for neighborhood use; community facilities for junior and senior high students and for use of city residents; major park facilities for use of city and county residents and tourists; and open spaces and conservation areas on lands not suited for urban development. Joint use of school and playground facilities is proposed for maximum public benefit, and more efficient, economical operation.

Neighborhood Facilities

The Plan proposes elementary school — playground sites and small parks in the 7 neighborhoods. These are existing locations in the Lincoln-McKinley, Devlin, Sunnyside and Highland Park neighborhoods. A larger site in a more central location is proposed for the Washington



0 1/4 1/2 mi.

EXISTING FACILITIES

COMMUNITY FACILITIES PLAN

elementary school-playground. New central sites are proposed for new neighborhoods south of the Senior High School and northwest of Highland Park.

Community Facilities

The Plan indicates a new Junior High School (grades 7–9) and playfield on the new site on West Eleventh Street, and the existing Senior High School (with grades 10–12) and playfield. If the high school field on West Sixth Street is relocated to the Senior High School area, additional land will be required. College Park on West Eleventh Street and the park on East Ninth Street provide needed community park land.

Major Park & Recreation Areas

In addition to parks of the city, the urban area of Havre and the county require major recreation areas. This plan provides for (1) Milk River major park, (2) Sands Lake Park and Bull Hook diversion system shelter belt, and (3) major park south of the Senior High school.

1. Milk River Major Park

This 150 acre park is to be located in Milk River flood plain area. It would provide passive and active use, left mainly in its natural condition. Active area used for recreation would be landscaped. Overnight camping could be permitted in isolated areas.

2. Sands Lake Park and Bull Hook Diversion Shelter Belt

Sands Lake now is privately owned and used for limited irrigation and should, in the future, be obtained for public park use. The lake could provide for a year around water based recreation site. In summer, family picnicking, wading, shade, and nature understanding would occur. Heavy swimming use is not envisioned.

The Bull Hook unit provides protection for the city from floodwaters originating south on Bull Hook Creek and Scott Coulee. This area, about 960 acres, is owned by the city. The plan envisions using this barrier to limit growth to the south and southeast. In addition, it will serve as a peripheral belt to contain a loop road and shelter device. Planting of a shelter belt along the

southwest and south will assist the city in providing a windbuffer and form a shelter for wildlife.

3. Southeast Major Park

This proposed major park south of the Senior High School and adjoining the Bull Hook diversion system would provide a well balanced distribution of major park facilities.

Open Spaces and Conservation

The Plan identifies open space and conservation land within and adjacent to the city including the Milk River Flood Plain, Bull Hook Diversion System, steep slope land and land unsuitable for building which is proposed to be in public use or kept as natural areas. Most of the excessive slope land and some of the land of the river flood plain is privately owned. Public purchase of such land now in private ownership or controls to limit urban development should be immediately accomplished. This land in the future will be a prized treasure, that will assist the city in being a very pleasant and distinctive place.

Historic Site

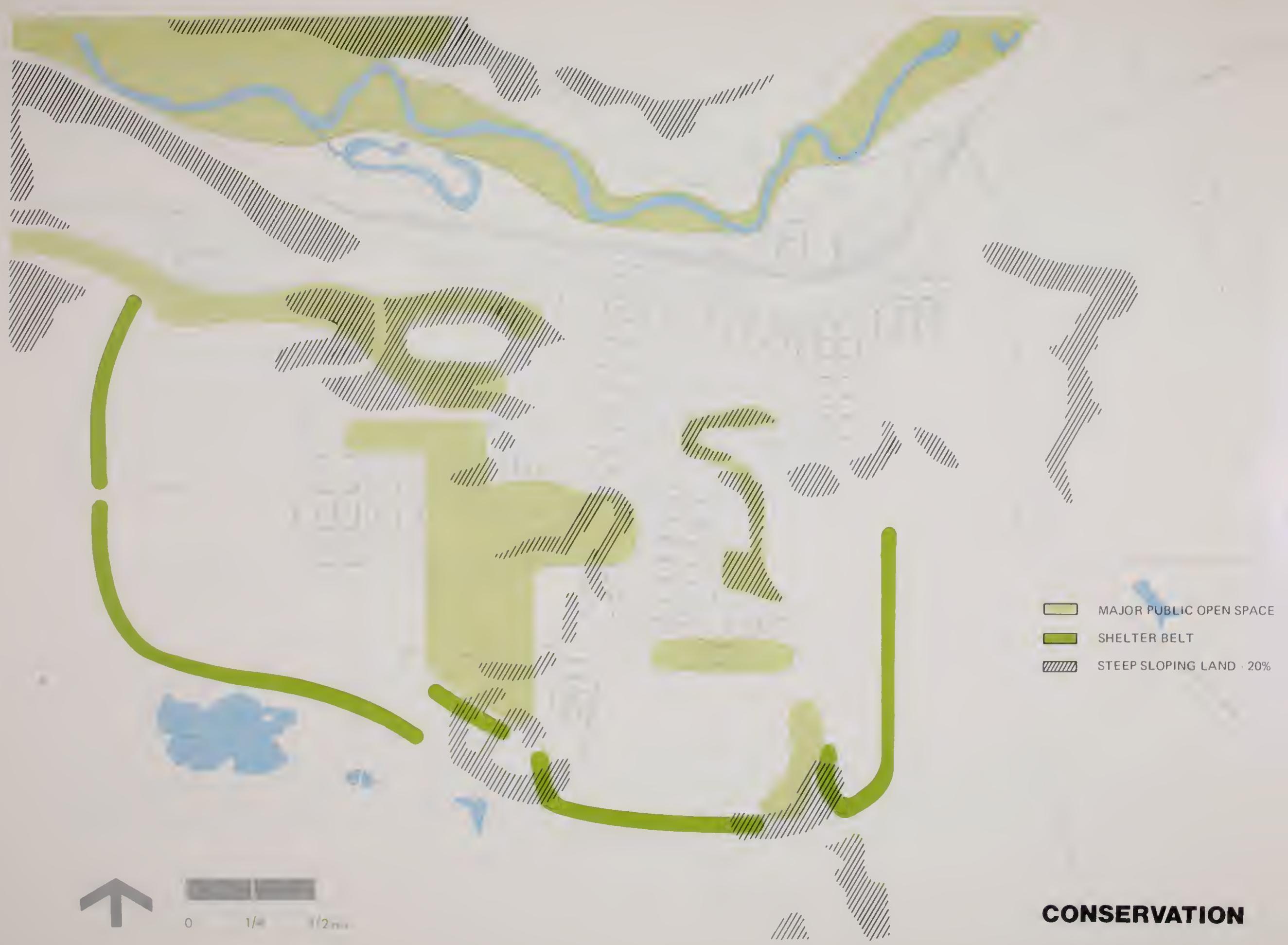
Land north of the Fairgrounds near the railroad, a historic "buffalo jump"; is proposed to be reserved as a historic site to preserve the Indian artifacts there and to provide a historic public attraction.

Badlands

The Plan identifies the major badlands area north of the river for preservation in its natural state with public access as a scenic tourist attraction.

FIRE PROTECTION

The city fire station is being located (1971) in a new structure in the Civic Center on Fifth Avenue between Fourth and Fifth Streets. The city currently has a fire rating of 6. Difficulties in maintaining or improving this rating include: 1) lack of proper equipment, 2) restricted budget that



COMMUNITY FACILITIES PLAN

limits expansion and modernization, and 3) downtown buildings not conforming to present codes. Water supply and hydrants for fire protection are in good order. Nearly all of the city is within the desired 1 1/2 miles travel distance of the new station. As the city grows west of Highland Park considerable urban area will be beyond 1 1/2 miles and a second fire station will be required.

NORTHERN MONTANA COLLEGE

Northern Montana College occupies a site of approximately 105 acres and has an enrollment of 1,430 students. Enrollment is projected to increase by 35% over the next 30 years. A 40 acre increase in site is needed so space will be available for future growth. The most logical expansion is to the south. Land should be acquired now before urban growth surrounds the campus and unduly restricts the possibility of campus expansion. Acquisition of more than 40 acres or zoning to limit urban development would help insure contiguous growth area beyond the forecast period.

The utilities systems presently serving the Northern Montana College campus are adequate and capable of expansion. Police and security which is presently provided by the City of Havre has been very satisfactory and any improvement on campus in the future will be provided by the college.

Fire protection is adequate except that the campus alarm system should be tied into the City Fire Department system. All other city services, refuse disposal, etc., are adequate for existing and future needs.

Existing facilities for single student housing are adequate for the present and no new facilities are anticipated. The need for married student housing is increasing and within the next ten years, twenty-five to forty units will be needed although no definite plans for providing them on campus have been made.

The number one priority for new academic facilities is a college library. Beyond that one major building, only upgrading of existing facilities (bookstore expansion and campus grounds improvements) is anticipated during the next five to ten years. No major projects relating to on-campus athletics or recreation are contemplated.

LIBRARY

The city of Havre Public Library is housed in a typical, Carnegie two floor library building of approximately 3,000 square feet located on the corner of Fourth Avenue and Fifth Street. The library has outgrown its present facility and fallen behind in providing modern library service, primarily because of lack of space. There is also a County library in the Court House.

The Hill County Library and the Havre Public Library are the only libraries in the state serving the same community but working as separate entities; the county library is supported by county tax and the city library by city tax. A joint city-county library board and one library facility in the vicinity of the Civic Center is proposed. The site should be landscaped and there should be adequate off-street parking.

NMC — Sciences Building





mall development
third avenue looking south from second street

INTRODUCTION

The Havre Central Business District is the established shopping area for residents of the Havre urban area and of a region consisting of several counties. Havre also is a major stopping point for tourists.

There are 375,500 square feet of retail floor space, 175,600 square feet of office space and 27,700 square feet of wholesale space in the C.B.D. The buildings have been aging with only limited new construction. Most buildings are rated in "fair" condition. The lack of shopper conveniences and landscape in the downtown area is evident from the contrasting trees and grass on nearby residential streets.

Havre and its urban area will grow in the future. The C.B.D. will have to expand to provide needed services and shopper convenience. Increased demand is expected to result in 500,000 square feet of retail and 234,000 feet of office floor area by 2000. Wholesaling within the C.B.D. is expected to decrease in importance.

There is a projected need for 2,500 parking spaces in the C.B.D. by 2000. This means that at least 1,000 more off-street parking spaces will be needed.



Third Avenue—part of the future downtown Mall.

Projected traffic volumes compared with traffic capacity of streets indicate that C.B.D. streets will be able to handle increased traffic. In some cases curb parking may have to be eliminated and intersection and circulation improvements made.

THE CONCEPT

The Plan proposes a two-way circulation of traffic around the core of the C.B.D. on First Street, Second Avenue, Third Street, and Fifth Avenue with turning lanes and landscaping provided so that the circulation system is natural to follow. Off-street parking would be conveniently located next to this circulation ring.

The C.B.D. core within this circulation and parking ring would become a pedestrian area with stores, malls and landscaping contributing to the attractiveness for shoppers and with only limited access for vehicles. The activities within the core would emphasize the trend toward areas for general shopping, food stores, highway oriented business, light commercial and heavy commercial.

The blocks immediately south of the core are proposed for public and private office use.

CENTRAL BUSINESS DISTRICT PLAN



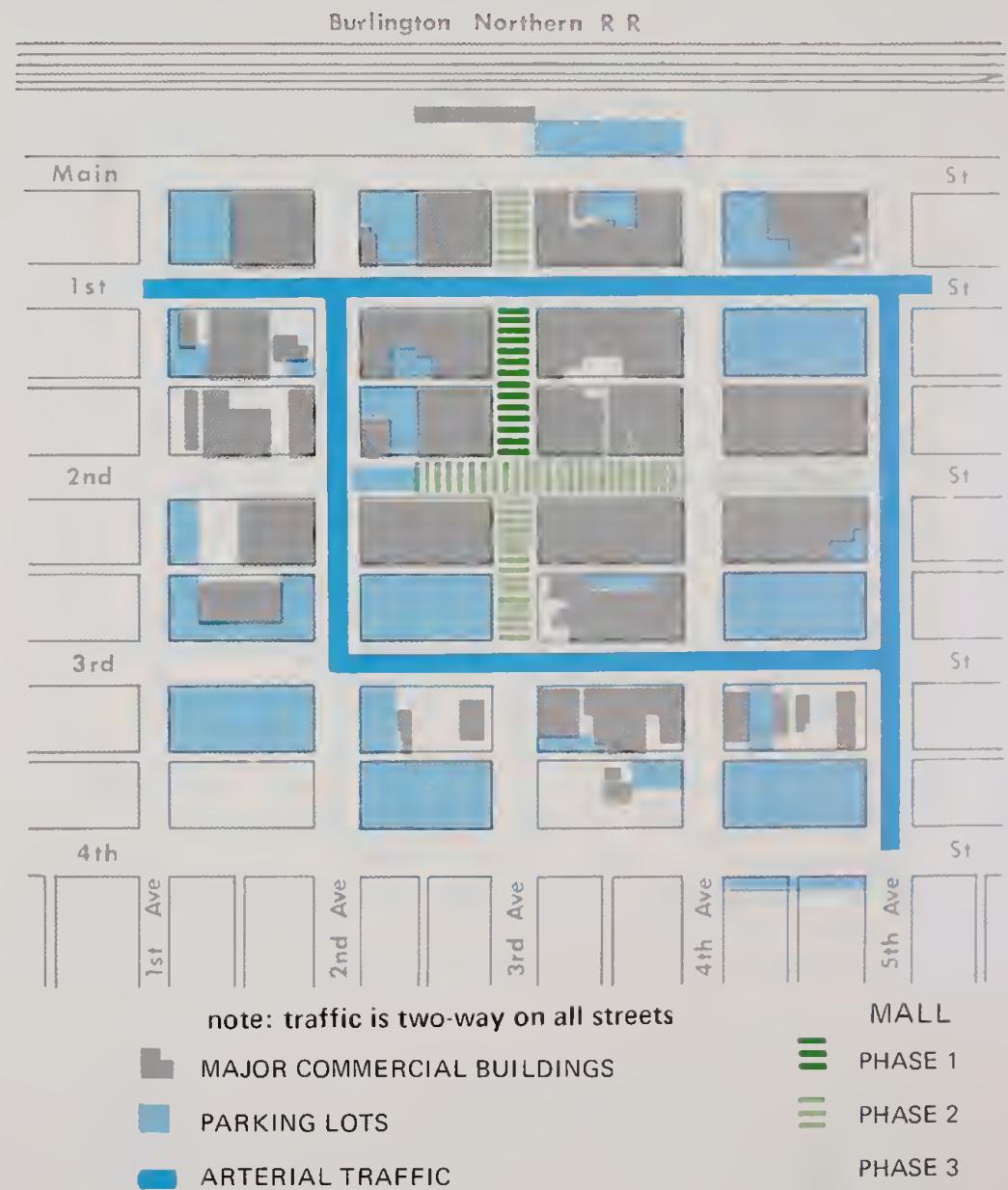
mall development
third avenue looking north from second street

The pedestrian mall can be developed to provide an attractive, comfortable, active multi-use selling space. We can see activities such as "sidewalk sales" for everything from coats to combines, art exhibits from Northern Montana College, winter time ice skating, summertime mall dances, fairtime displays and plaza dining with the adjacent restaurants. The area should be complete with trees, benches, sculpture, attractive pedestrian lighting, kiosks for public announcements, etc.

The mall development can be phased, with initial construction on Third Avenue between First and Second Streets. This will provide for exploration as to: how the citizen reacts, how the merchandising can best be handled, what landscape and furnishing works best. The mall can be expanded as indicated on the adjacent Development Plan.

Because of winds and winter cold, the shopping season is curtailed in the Havre area. It is conceivable that the central mall could be covered in some areas, say at the intersection of Third Avenue and Second Street. This could serve to extend the shopping season into inclement weather.

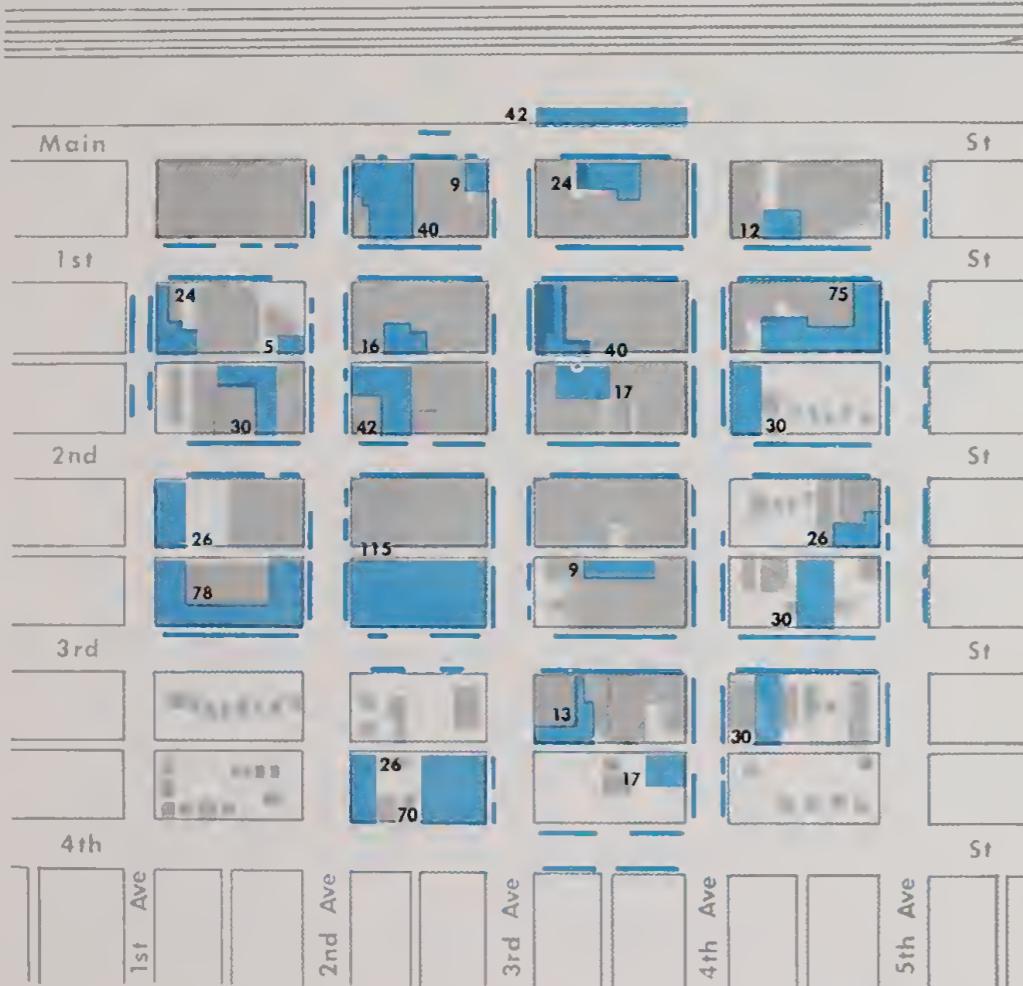
An association of C.B.D. shop owners would be formed to establish guidelines for use of the Mall, including scheduling and coordination. This same association would be the conveyance through a Special Improvement District for design, construction and maintenance.



DEVELOPMENT PLAN

traffic circulation & the mall

Burlington Northern R R



PARKING

1970 CBD parking conditions

PARKING LOTS

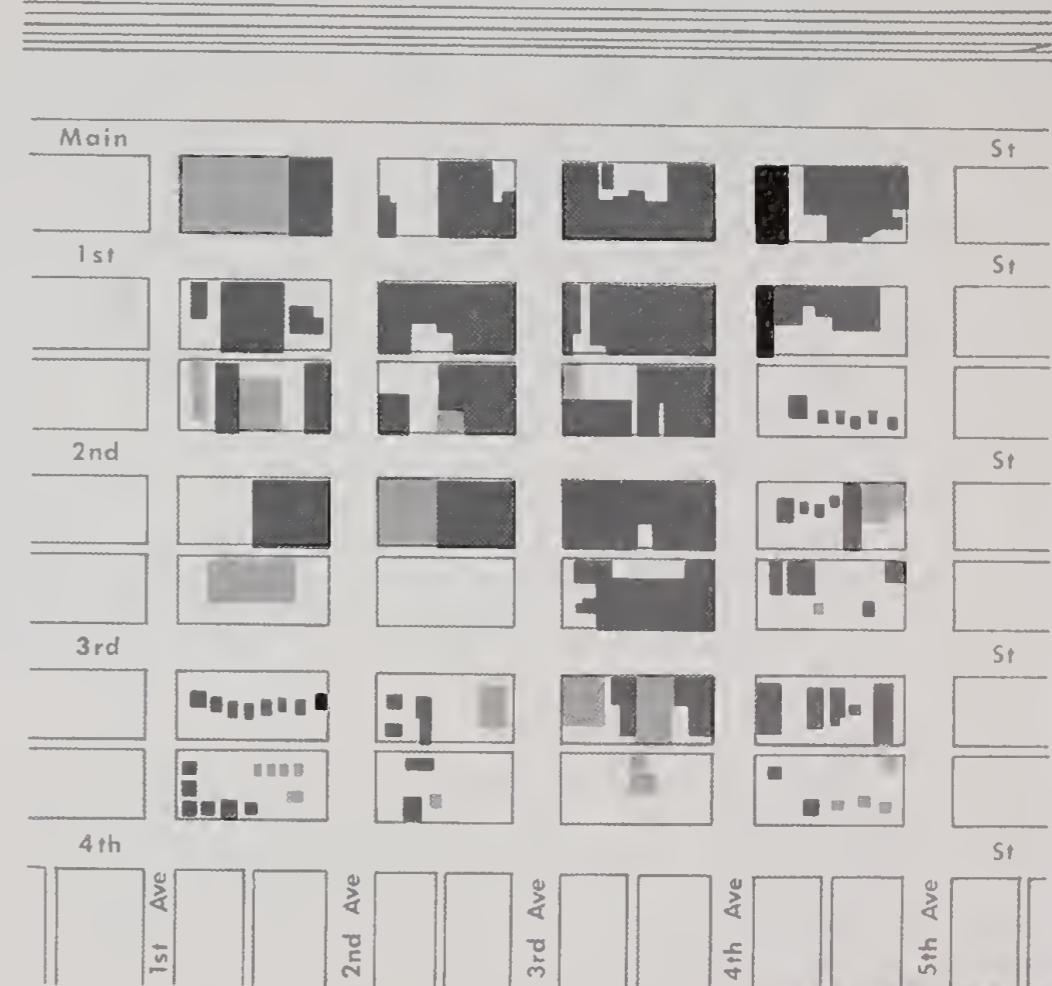
LOT CAPACITY

CURB PARKING



0 1 2 4 600 ft.

Burlington Northern R R



BUILDINGS

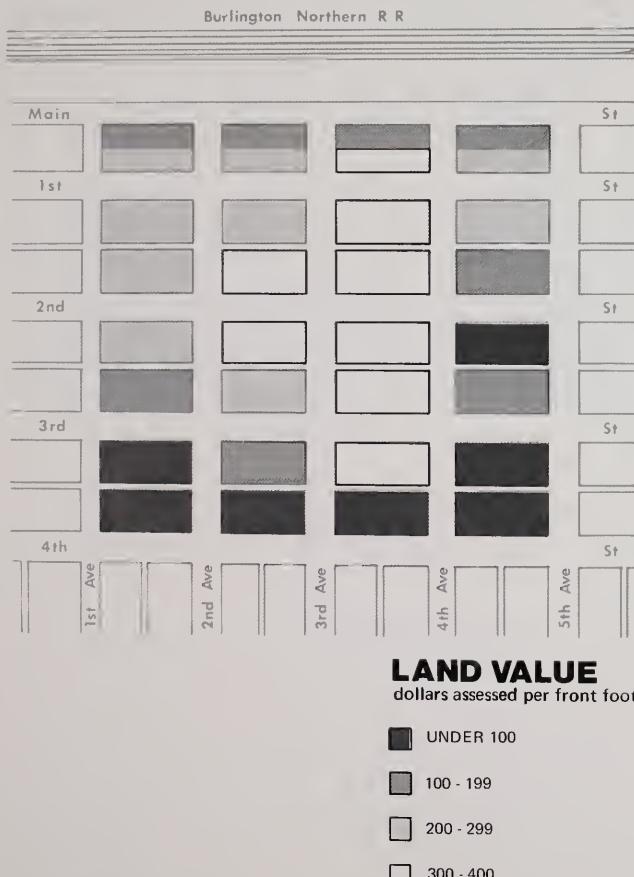
1970 assessed building conditions

GOOD

FAIR

POOR

CENTRAL BUSINESS DISTRICT PLAN



PARKING

Parking data is from the 1960 survey by the Montana State Highway Department, from current counts and from projections of central business growth. Demand for parking within 300 feet walking distance of stores exceeds supply. More off-street parking lots must be developed for customer convenience and to relieve congestion. The table shows present and projected future need. Development and operation of lots may be by private initiative, a merchants association or by the City.

PARKING SPACES

Year	Curb	Lots	Total Provided	Demand	Deficiency
1960	854	607	1,461	1,530	69
1970	764	907	1,671	1,825	154
1980	700	1,400	—	2,100	—
1990	600	1,700	—	2,300	—
2000	500	2,000	—	2,500	—

BUILDING CONDITION

There is a need to update and refurbish many C.B.D. buildings. Site acquisition and new construction on the periphery of the C.B.D. will strengthen the success of the total business growth if such development is planned ahead and coordinated with other business expansions.

ASSESSED VALUE OF LAND

The condition of existing C.B.D. physical improvements influences the assessed valuation of the land. Future improvements will continue to strengthen the value of the C.B.D. core.



PRIMARY ARTERIAL
SECONDARY ARTERIAL
BYPASS CORRIDOR

ARTERIAL PLAN

CIRCULATION PLAN

The arterials in Havre carry vehicular traffic between major areas of the city and through the city.

Traffic analysis in 1960 (Montana State Highway Department) and 1968 and projections to 2000 prepared with the assistance of a traffic consultant provide a basis for decisions affecting location and capacity of arterials. The expected volume in the future compared with capacity of the arterials as they presently are improved was a major consideration in developing the arterial plan.



First Avenue & U.S. Highway 1—primary arterial.

THE PLAN

The arterial plan has been developed to provide for improvement and future traffic needs, to provide a system of arterial access to major points of destination in the city, and to provide a general plan for an arterial system throughout the urbanizing area.

The plan anticipates areas of urban growth and provides an adequate number and location of arterials for the foreseeable future. Primary arterials avoid going through residential neighborhoods, with only secondary arterials or non-arterial streets within neighborhoods.

The effectiveness of First Street as the location of U.S. 2 will be reduced as the traffic volume increases. It will be necessary to either remove parking from the street or to build a bypass. A bypass should be to the north and close-in. The plan identifies the bypass concept as a POSSIBLE future action with the plan illustrating a corridor for one of several possible close-in locations.

Any bypass decision should carefully consider the effects on the current and future development in North Havre, the attractiveness of the river area and the effect on C.B.D. business. Potential benefits include: opening of North Havre to further development through improved access, providing access to the proposed Milk River major park, providing a by-pass for truck traffic and providing a scenic overlook to the City. Properly developed, it can be a means to help achieve City goals. Well located and designed entry points can encourage tourist stopovers in the Havre area.

The potential overload on Fifth Avenue near the C.B.D. would be relieved by proposed improvement of Seventh Avenue and Fifth Street as secondary arterials, removal of curb parking from Fifth Avenue and intersection improvements. Third Avenue would become a collector street by improvements in the C.B.D., Tenth Street and Fifth Avenue arterials.

The proposed circulation ring street system around the C.B.D. core with major parking areas provided adjoining will help to reduce traffic congestion and auto-pedestrian conflicts in the C.B.D.

The proposed ring road along the Bull Hook diversion dike will help reduce through traffic on inter-city streets, provide a south of the city bypass and an attractive landscaped scenic drive.

Realignment of difficult arterial jogs, particularly where Eleventh Street jogs to Tenth Street at First Avenue will increase the efficiency and convenience of these arterials.

RAILROADS

The plan does not anticipate any major changes in the Railroad. It is expected that any future improvements and changes will take place within the present right-of-way of the Burlington Northern.

AIRPORT

There is a latent potential for more extensive use of the airport. Future industrial activity in Havre may create additional air freight traffic. Air passenger service demand should increase as Havre grows in population. A more direct access to the airport may be justified in the future such as from the county road, Eleventh Street.



average daily traffic (A.D.T.) cars

TRAFFIC VOLUMES
principal streets - 1968



STREET CAPACITY w/curb parking
average daily traffic (A.D.T.) cars

TRAFFIC VOLUME BY THE YEAR 2000
average daily traffic (A.D.T.) cars

The Arterial Plan shows needed improvements
to these 1970 Circulation Patterns.



0 1/4 1/2 mi.

PROJECTED TRAFFIC FLOW



UTILITIES PLAN

The city provides water, sanitary sewer and storm sewer service to the built-up area within the city limits. Generally the topography within the projected area of urban growth is favorable for extension of utilities. The existing systems have certain capabilities for expansion and certain limitations as discussed below.



Water Treatment Facility

WATER

The city water supply is obtained from the Milk River and from wells with the river being the major source of supply. The water is purified by treatment. Proposed additional filtration will remove sediment and provide quantities of water in excess of any foreseeable need. The Fresno Dam, a few miles upstream, is an important factor in the river as a year round water supply.

Water is pumped directly into the supply system. There are four reservoirs or standpipes at three locations which provide needed pressure and water storage. There are two levels of pressure maintained.

As the urban area grows and mains are extended increased friction in pipes and development at higher elevations will necessitate two additional standpipes, one in the west and one in the southeast. These should be located to provide adequate pressure to urban development up to 2,700 feet elevation. Water service should be extended to North Havre to eliminate a health danger from possible contamination of existing individual wells. Water supply is adequate and the system is capable of extension into growth areas.

SANITARY SEWERS

The sanitary sewer system collects sewage from the developed area of the city and carries it by gravity flow to the sewage treatment plant at the river. The plant provides primary treatment and discharges the effluent into the river.

Secondary sewage treatment is essential. The plant capacity with modifications for secondary treatment which have been proposed will be adequate for foreseeable need.

Engineering studies have been made which reveal that the present system of mains and needed secondary treatment, with future extensions to serve newly developed areas, is adequate for projected population growth. Extension of the gravity flow trunks into new urban areas should not be difficult.

STORM SEWERS

Bull Hook Creek provides an open natural storm flow from south to north through the center of the city to the Milk River. Catch basins and storm sewer trunks connect Highland Park, Devlin, and Sunnyside areas to Bull Hook Creek and the river. The Bull Hook diversion system protects the city against flooding by diverting heavy run-off from the south around the city.

The essential storm drainage needs are:

1. Improve the Bull Hook stream bed where necessary to assure smooth flow in heavy run-off periods.
2. Provide storm drainage facilities in the east area of the city in the Lincoln-McKinley and Washington School neighborhoods.
3. Provide storm drainage for the area west of the Central Business District.
4. Require catch basins and storm trunks in newly developing areas.



Utility systems and concepts for future needs were reviewed with the City Engineer and an engineering consultant.

THE PLAN

The utilities plan illustrates the concept of extension of water, sanitary sewer and storm sewer service to new areas. The plan is not an engineering plan. Exact locations of standpipes and mains will have to be designed.

REFUSE

Refuse disposal is by sanitary land fill. Expansion of the present land fill area will meet short term needs. Additional locations for sanitary land fill may be required in the future.

STREET LIGHTING

The Montana Power Company provides street lighting to the city by contract. There is a high level of illumination provided with incandescent lamps in the business district, mercury vapor on some arterials and new neighborhoods and incandescent at other locations. Street lighting should continue to be provided as new areas are developed. The level of illumination within residential areas does not need to be as high as on arterials or in business areas.

STREET SIGNS

Street signs should be provided at all intersections for convenience to the public.

ELECTRICITY, TELEPHONE, GAS

Privately owned utilities provide these services to the Havre area. The main distribution systems have been considered in developing this comprehensive plan. The utilities can be readily extended to provide service to newly urbanizing areas.



Looking east from the Stadium area.

Looking south across Ninth Avenue East from the 3.5 million gallon standpipe.





LAND USE PLAN



Downtown shopping activity

THE EXISTING CITY

Havre has developed from a nucleous south of the railroad and at the highway with commercial development concentrated in the C.B.D. and along the highway, with industrial and wholesale uses concentrated along the highway, mostly out of the business district. Residences have developed to the east and to the south. The locating of the college a mile to the south has created a new nucleous for residential growth and newer residential areas have been developing south, east and west of the college.

Schools, parks and other public and semi-public uses are found throughout the city.

RESTRAINTS ON GROWTH

Future growth trends are strongly influenced by the terrain and the Bull Hook reservoir. There is about 1 mile of city growth possible to the east and south to the Bull Hook reservoir. Rugged terrain limits growth in some areas. There is substantial potential for growth to the west toward the airport. The possibility of urban expansion to the north is severely



Bull Hook Diversion—looking north.

limited by terrain, difficulty of access and the presence of the sewage disposal, dump and other rugged land uses.

HAVRE OVER THE NEXT 30 YEARS

The general concept in this plan is for the retaining of the C.B.D. as the major commercial center and the "heart" of the city, with other commercial uses concentrated at the north edge of the city east and west of the business core.

The residential areas are identified by logical groupings into 7 neighborhoods. Each residential neighborhood includes an elementary school, playground and park. There is potential for North Havre to develop into an additional neighborhood.

Major public and semi-public uses are separate from residential neighborhoods. The college is the dominant public use, and its location will ultimately be near the geographical center of the urban area. The high school, future junior high and playfields are essentially located outside of individual neighborhoods and are accessible to the entire urban area by highways, arterials and streets.



0 1/4 1/2 mi.

RESIDENTIAL CONCEPT



Residential acreages—Fort Assiniboine area.

The plan would retain industry concentrated along the highway and at a new industrial park east of the city, and include industry near the airport.

Steep terrain is proposed to be left undeveloped to retain open areas in the urbanizing city. This is land which is not suitable for urban development.

TOTAL POTENTIAL

The projected population for Havre of 14,800 by 2000 can be easily accommodated in the urban area by orderly outward growth within the neighborhoods identified on the Plan. There is adequate land within the 7 identified neighborhoods to accommodate over twice the projected population. Thus, the Plan can comfortably provide for a faster growth than is expected as well as continuing growth after the year 2000.

See page 9 for Summary Table of Land Use acreage and Appendix for Neighborhood breakdown.

RESIDENTIAL CONCEPT

The residential areas include single family, two-family, multi-family, and mobile home uses. The general concept for the location of the types of



Devlin Elementary School

residences within each neighborhood is based on existing conditions and projected demand.

While single family is expected to remain the dominant residential use, the plan recognizes the increasing importance of multi-family and mobile home uses.

The concept includes the following areas:

Single family.

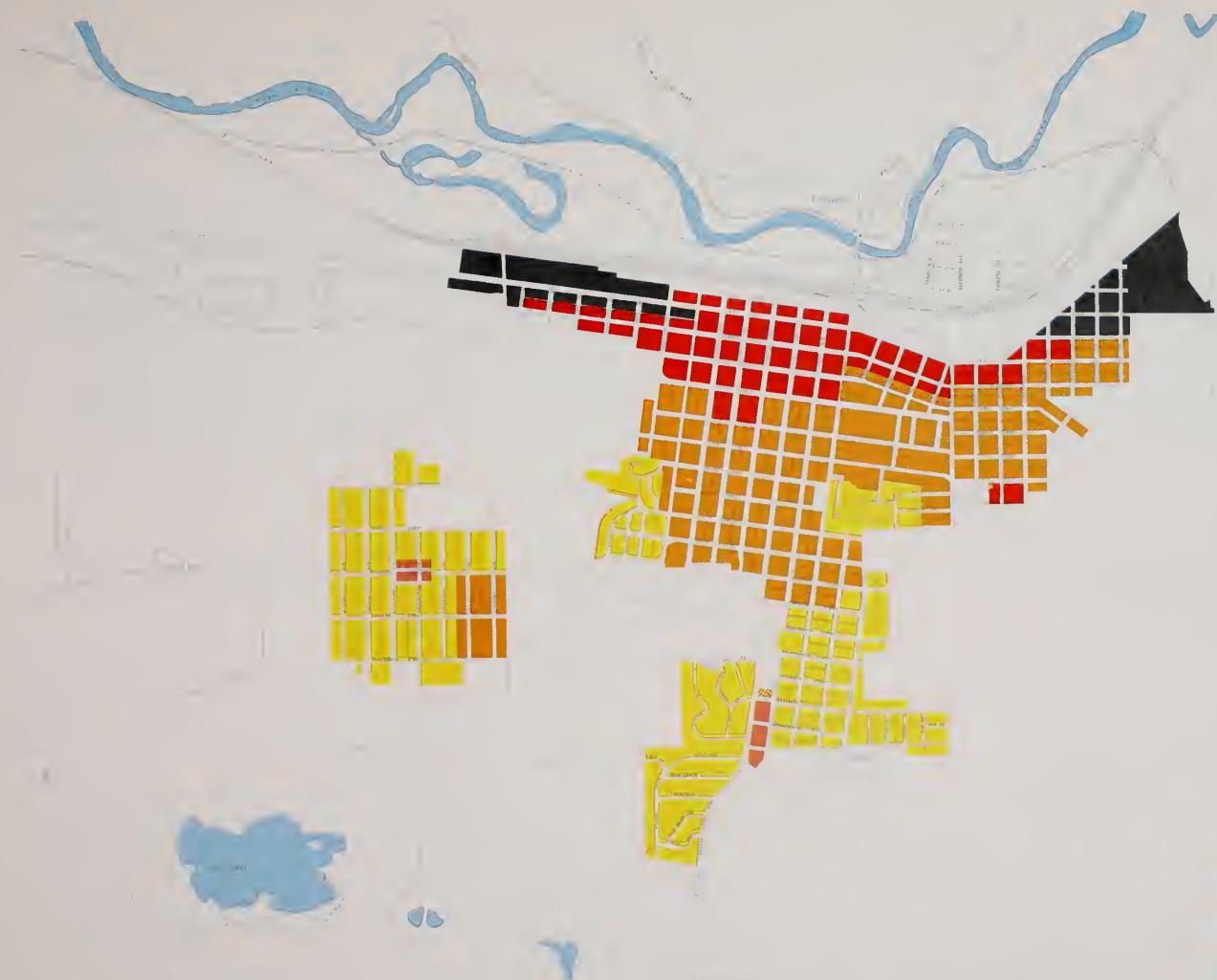
Mixed — Predominantly single family, with two family and limited density multi-family also permitted.

Multi-family — Intended predominantly for multi-family but includes single family and two family.

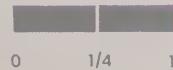
Mobile home — Separate mobile home parks.

The Residential Concept Plan illustrates the concept of location of these residential types. It is intended that the concept will serve as a general guide to encourage development, preservation and redevelopment of residential areas in accordance with the plan, with precise locations and boundaries to be determined by zoning.

The Zoning Ordinance and Zoning Map should be reviewed for possible revisions to existing single family, two family and multi-family zones and provision of a mobile home zone.

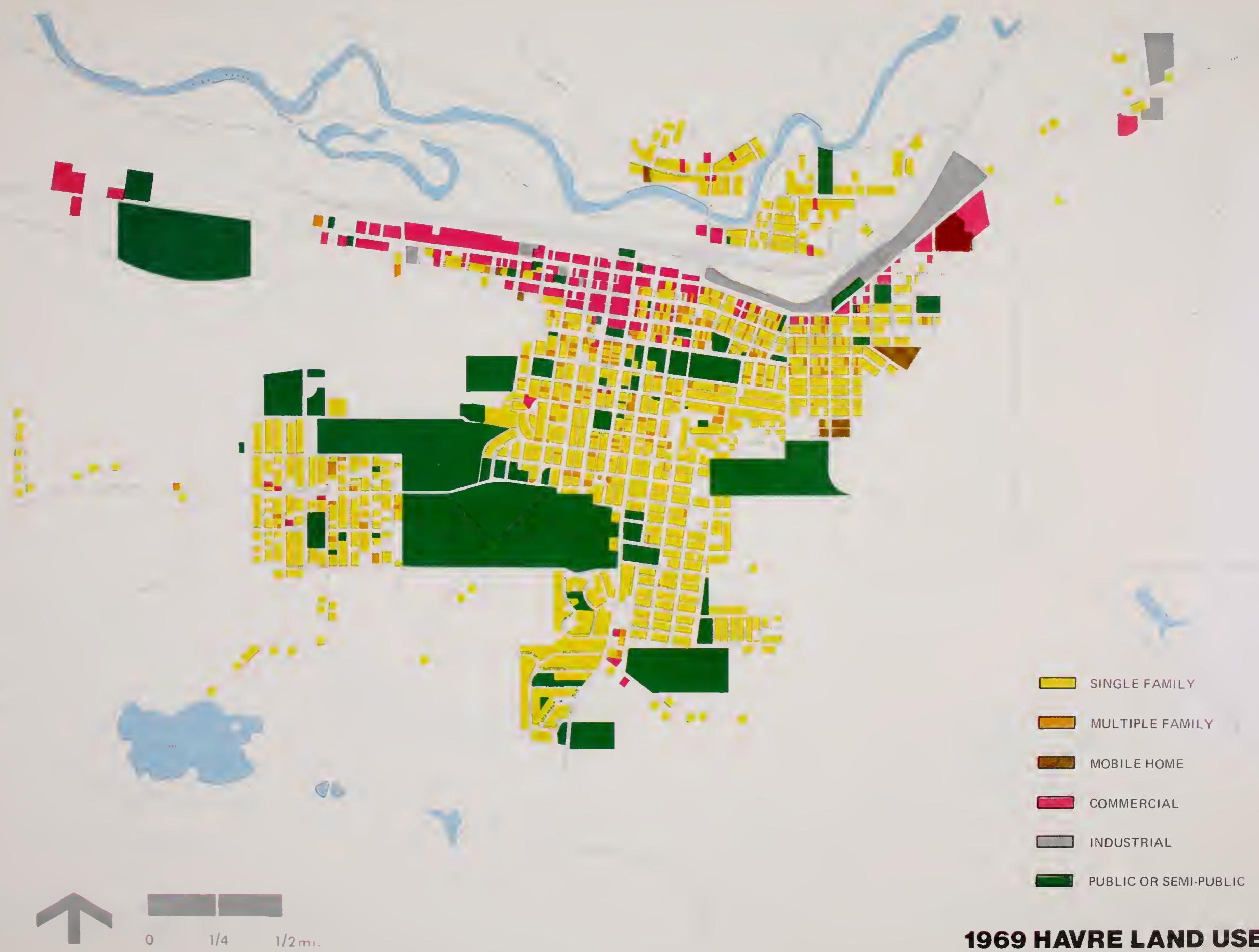


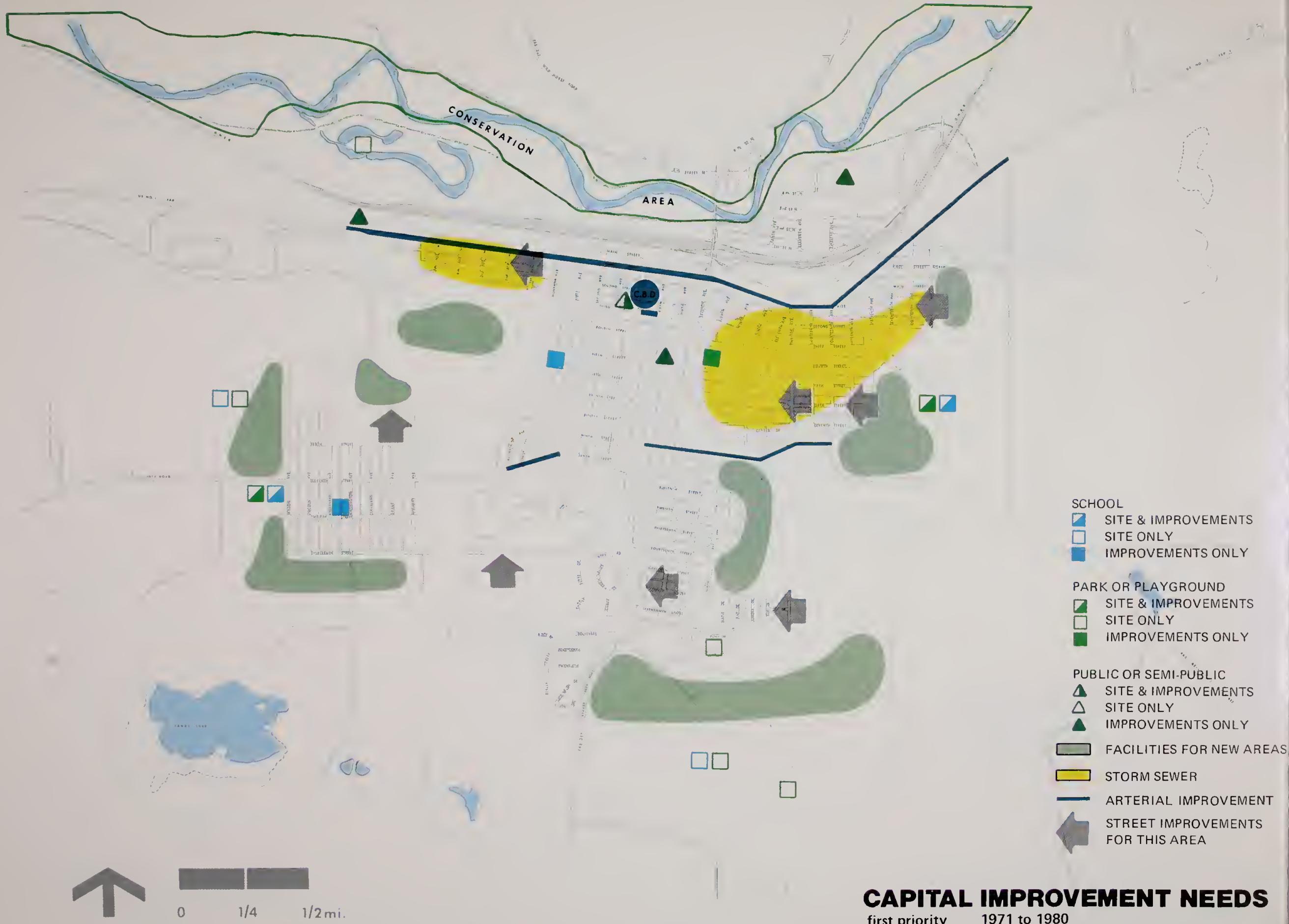
- RESIDENTIAL • one family
- RESIDENTIAL • general
- COMMERCIAL • local
- COMMERCIAL • general
- INDUSTRIAL • general



0 1/4 1/2 mi.

PRESENT ZONING





CAPITAL IMPROVEMENT NEEDS

first priority 1971 to 1980

CAPITAL IMPROVEMENTS PROGRAM

CAPITAL IMPROVEMENT NEEDS

The City's capital improvement needs include schools, parks and playgrounds, streets and arterials, water and sewer and public buildings. The Comprehensive Plan helps to identify long range needs for capital improvements. While all are needed, either now or in the foreseeable future, it is important to identify those most needed and to establish a priority program so that available money can be concentrated on these first.

Capital improvement needs are grouped by priorities. Those needed immediately, within this decade, are listed under the first priority. Those needed but deferrable for a few years are listed under the second priority.

First Priority Capital Improvement Needs 1971 to 1980

Major immediate capital improvement needs include:

- New junior high school on new site
- New City-County library near county court house – city hall area
- Replace Washington Elementary School on new site
- Addition to Highland Park Elementary School
- Water filtration system
- Sewer secondary treatment plant
- Paving of existing unpaved streets
- Storm sewers in Washington-Lincoln McKinley areas
- Storm sewers west of C.B.D.
- Paving, water and sewers in newly developing areas
- School and park site acquisition
- Park development
- Acquire new major park site on river
- C.B.D. beautification
- Arterial improvements
- Renew housing on east side
- Establish industrial park

Second Priority Capital Improvement Needs

- Develop a major park along the river
- Improve existing college park and east side park

- Build a new elementary school in neighborhood 5 (south of the senior high school)
- Acquire 3 acres of land (and structures) for enlarging of Lincoln-McKinley site
- Build a new elementary school in neighborhood 7 (north of Highland Park)
- Provide paving, water and sewers in newly developing areas
- Develop neighborhood parks and playgrounds
- Two new water stand pipes, one in southeast, one in west

Third Priority Capital Improvement Needs

- Add classrooms as needed to new Washington Elementary School, Highland Park Elementary School and new elementary schools in neighborhoods 5 and 7
- Complete C.B.D. beautification
- Complete park and playground development
- Provide paving, water and sewers in newly developing areas

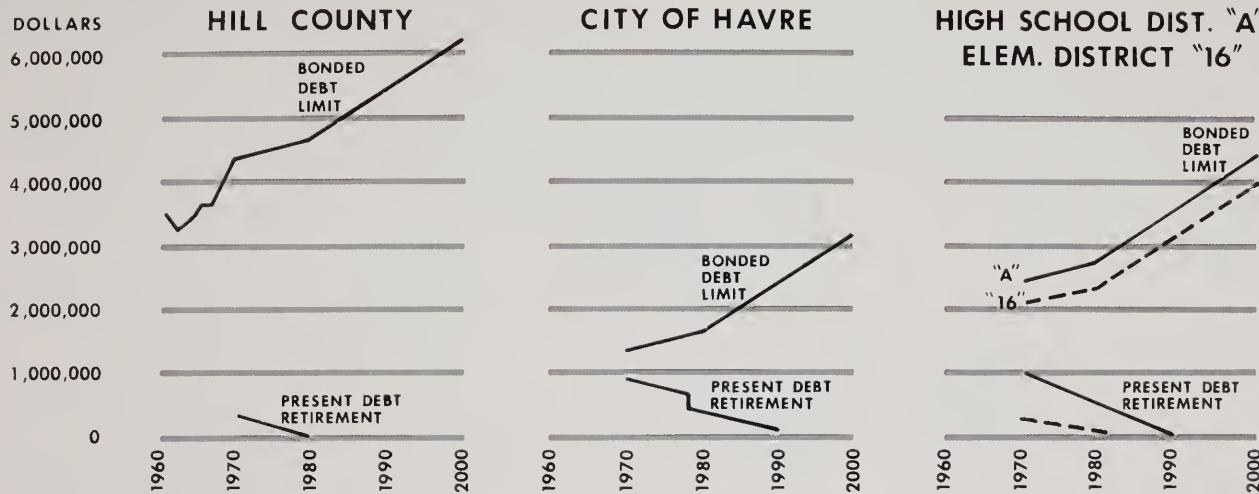
Proposed capital improvements which are not direct local costs to the taxpayers in the Havre area include the new community hospital to be built adjoining the college, new college buildings and site acquisition, new and improved commercial uses in the C.B.D. and commercial and industrial uses and residences throughout the city.

FINANCING SOURCES FOR CAPITAL IMPROVEMENTS

General Obligation Bonds – Each unit of government in the State is permitted to assume bonded indebtedness not to exceed 5% of the total assessed value of property within its political boundaries. Currently the County is permitted to assume \$4,300,000, the City \$1,300,000, School District 16, \$2,022,000 and School District 1A, \$2,385,000. The amount of debt depends upon need and the approval of the voters. As the City and County grow assessed value is projected to increase and permitted bonded indebtedness, under present State law, will also increase.

Hill County currently has \$270,000 bonded indebtedness authorized for the Beaver Creek watershed dam. The County is legally entitled to assume

PROJECTED BONDING CAPACITIES



about \$4,000,000 additional bonded indebtedness now or about \$4,500,000 by 1980 if additional bonds are not added.

The City currently has \$860,000 bonded indebtedness, with \$650,000 of this for the new City Hall to be repaid over 20 years and the balance to be repaid in 7 years. The City is entitled to assume an additional \$440,000 in bonded indebtedness now or about \$1,200,000 in 1980. The City is also legally entitled to assume a debt of not more than 5% of total assessed value to be used for improvements to the water system.

School District 16 has \$248,000 bonded debt and has the capacity to assume \$1,774,000 now or about \$2,350,000 by 1980. High School District A has \$1,089,000 debt and is entitled to assume \$1,296,000 additional now or about \$2,000,000 additional by 1980.

The additional permitted indebtedness in 1980 will accrue if there are no additional bonds sold between now and 1980.

In total the present bonding capacity of the County, City and School governmental units is about \$7,500,000 additional or by 1980 there would be a combined capacity of \$10,000,000 bonded debt.

Revenue Bonds — A revenue producing public service such as water or sanitary sewers can finance needed capital improvements through the sale of revenue bonds to be repaid through future revenues. This alternate to General Obligation Bonds has the advantage of not requiring an increase in property taxes.

General Fund — The County, City and School District have very limited

CAPITAL IMPROVEMENTS PROGRAM

funds for capital improvements available in their general budgets. This source might be used to finance small land purchases, or limited improvement of building space.

State Gas Tax – State funds derived from gas taxes may be available for use in needed arterial improvements in Havre. It is also legally possible for these funds to be used on nonarterial streets subject to availability of funds and approval by the governmental units.

City Revenue – Needed water mains and sanitary sewers are a substantial portion of the capital improvement needs to 1980. These are customarily provided by the City to be repaid by the benefitting property owners in sewer and water fees. The City is able to sell revenue bonds to be repaid from future sewer and water revenues if need for new facilities exceeds financial reserves. General Obligation Bonds are also a potential source of funds.

Special Improvement District – Paving of local streets and storm sewers are assessed against the benefitting property owners, through special improvement districts or are financed by the developer and included in the price of the home and lot. Special improvement districts may also be used for other purposes. For example, CBD beautification could be wholly or partially financed by the business community with possibly general public benefit recognized through local, state or federal financial participation.

Federal Funds – There are a number of federal programs which may be available to assist in the financing of needed capital improvements. Following is a list of titles of some of these programs which conceivably could be of benefit to the area:

- Urban Beautification and Improvement Grants
- Open Space Land Acquisition and Development Grants
- Outdoor Recreation – Financial Assistance
- Basic Water and Sewer Facility Grants
- Economic Development Grants and Loans for Public Works and Development Facilities
- Construction Grants for Wastewater Treatment Works
- Urban Renewal Projects

- Urban Renewal Demonstration Grants
- Neighborhood Development
- Certified Areas Grants
- Demolition Grants
- Interim Assistance for Blighted Areas Grants
- Neighborhood Facilities Grants
- Economic Development Loans for Business and Development Companies
- Small Business Loans
- Higher Education Academic Facilities Construction
- Public Housing—Home Ownership
- Housing Rehabilitation Loans and Grants
- Rent Supplement—Rental Housing for Low Income Families
- Traffic Operations Program to Increase Capacity and Safety
- Airport Development Aid Program

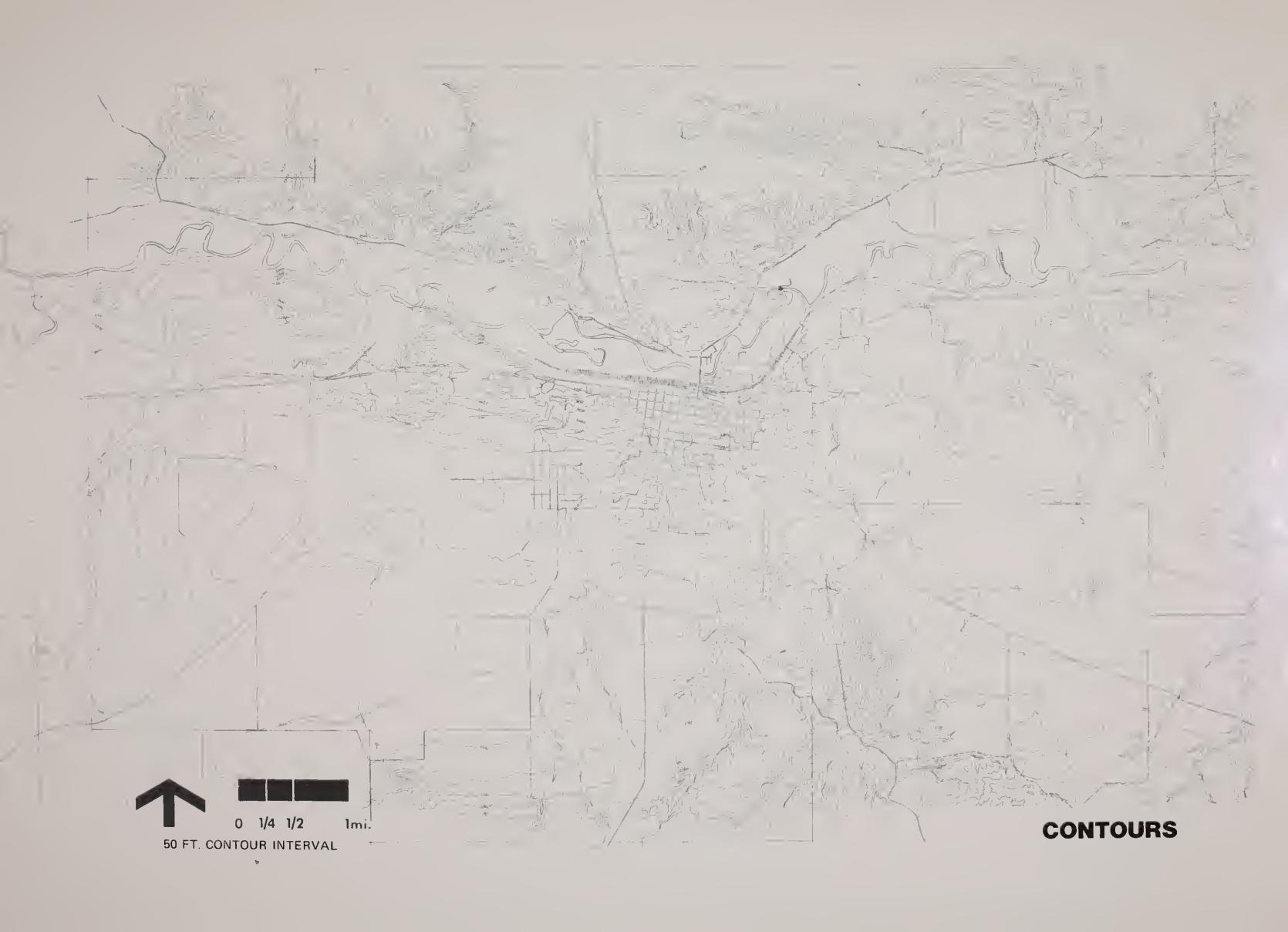
Potential for meeting 10 year Capital Improvement Needs – Examples of needed community facilities which could be financed within this decade by County or City Bonds and by Federal financial assistance are – River major park land acquisition, recreation center and pool, new city-county library, and secondary sewage treatment facilities.



Examples of needed school and playground improvements which are within the capacity of local school bonds, state aid and federal assistance combinations of financing for realization in this decade are – a new junior high school and playfield, a new Washington Elementary school and playground, new classrooms added to Devlin Elementary school, elementary school-playground sites in 2 new neighborhoods and Highland Park Elementary school addition.

POSSIBLE SOURCES OF CAPITAL IMPROVEMENT FINANCING

	<u>GENERAL OBLIGATION BONDS</u>					<u>Special Improvement District</u>	<u>Gas Tax</u>	<u>Federal or State Funds</u>
	<u>School</u>	<u>County or City</u>	<u>Revenue Bonds</u>	<u>Utility Revenue</u>	<u>General Fund</u>			
NEW SCHOOL BUILDING	X							X
ADD SCHOOL CLASSROOMS	X							X
PLAYGROUND	X							X
SMALL PARK SITE		X			X			X
MAJOR PARK		X						X
OPEN SPACE LAND		X						X
RECREATION CENTER & POOL		X						X
LIBRARY		X						X
CBD MALL		X				X		X
SEWAGE TREATMENT	X		X	X				X
ARTERIAL IMPROVEMENT							X	X
STREET PAVING						X	X	X
BRIDGE CONSTRUCTION							X	X
WATER MAINS				X				X
SANITARY SEWERS				X				X
STORM SEWERS						X		X



APPENDIX

ECOLOGY

TOPOGRAPHY

The area lies in the glaciated portion of the Northern Great Plains. The greater part of the county is a rolling plain characterized by broad glaciated divides, sloping gently in an easterly and southeasterly direction.

Downtown Havre is at an elevation of 2,500 feet above sea level. All land within the Havre urban area is within a range of 2,460 feet to 2,750 feet. While most land is buildable there are about 4,000 acres of excessive slope in the planning area. The topography is generally favorable for urban expansion. Excessive, or steep, sloping areas should remain undeveloped.

CLIMATE

Summers are characterized by warm, but seldom hot, weather. The daytime warmest reading usually runs from the eighties to the mid-nineties most of July and August, but summer relative humidities are seldom as high as 50% during afternoon hours. Summer time night temperatures are rarely oppressively warm.

Fall seasons are characterized by clear weather, although cold snaps of a day or two with some snow, can occur as early as mid-September.

Winters are cold in the Havre area, but snow cover is seldom more than a few inches and usually some ground is bare. Frequent invasions of cold polar air move down across these rolling plains bringing snow and sub-zero temperatures. Spells of mild weather do occur at least a few times each winter. Foehn winds arrive sometimes fresh to strong, southwest to west, locally referred to as "Chinooks." The transition from winter to spring conditions is fairly rapid in the usual year, but cold snaps and snow can occur as late as early May.

About half of the total annual rainfall falls during May, June and July when it is needed most by agriculture. (The average date of last 32° minimum temperature in the spring is May 9; and first 32° minimum in the fall is September 23. The average length of the growing season, between 32° freezing, is 138 days.)



DRAINAGE

The Milk River enters Hill County from Canada near the northwest corner of the county and leaves east of Havre. The river lies within a 1/2 mile wide basin which is subject to flooding when the meandering river has heavy flow. The Fresno Reservoir, 12 miles northwest of Havre provides flood control in the spring and water storage.

Surface run-off is to the Milk River by creeks such as Bull Hook. Bull Hook and Scott Coulee run-offs from the south can be diverted south of Havre as a flood control measure. The Bull Hook channel extending through Havre provides a natural surface water run-off to the Milk River.

The Milk River is vital to the City as a prime source of water, for sanitary sewage disposal and surface water run-off. It also has a scenic and recreation potential which has not been realized. Pollution control measures are necessary to protect the water supply and to preserve the quality of the river and the City.

FLORA

Residential areas of Havre contain a marvelous display of boulevard trees. The most common boulevard tree is green ash, also the American and Siberian elm and various species of cottonwood and poplar are common shade varieties; Box Elder is also grown. Cottonwood is a common native along the Milk River, some willows, wild rose bush and other shrubs are also found.

Trees are not native to the area except in the river flood plain land. Native grasses and some low growing brush and shrubs occupy the landscape. This native landscape extends into the city along bluffs and aesthetically it is very pleasing. Native grasses are Western wheatgrass, blue green needle, etc.; brush and shrubs, wild rose, buckbrush, chokecherry, buffalo berry, fringed sagewort, broom snakeweed, and silver sage.

SOILS

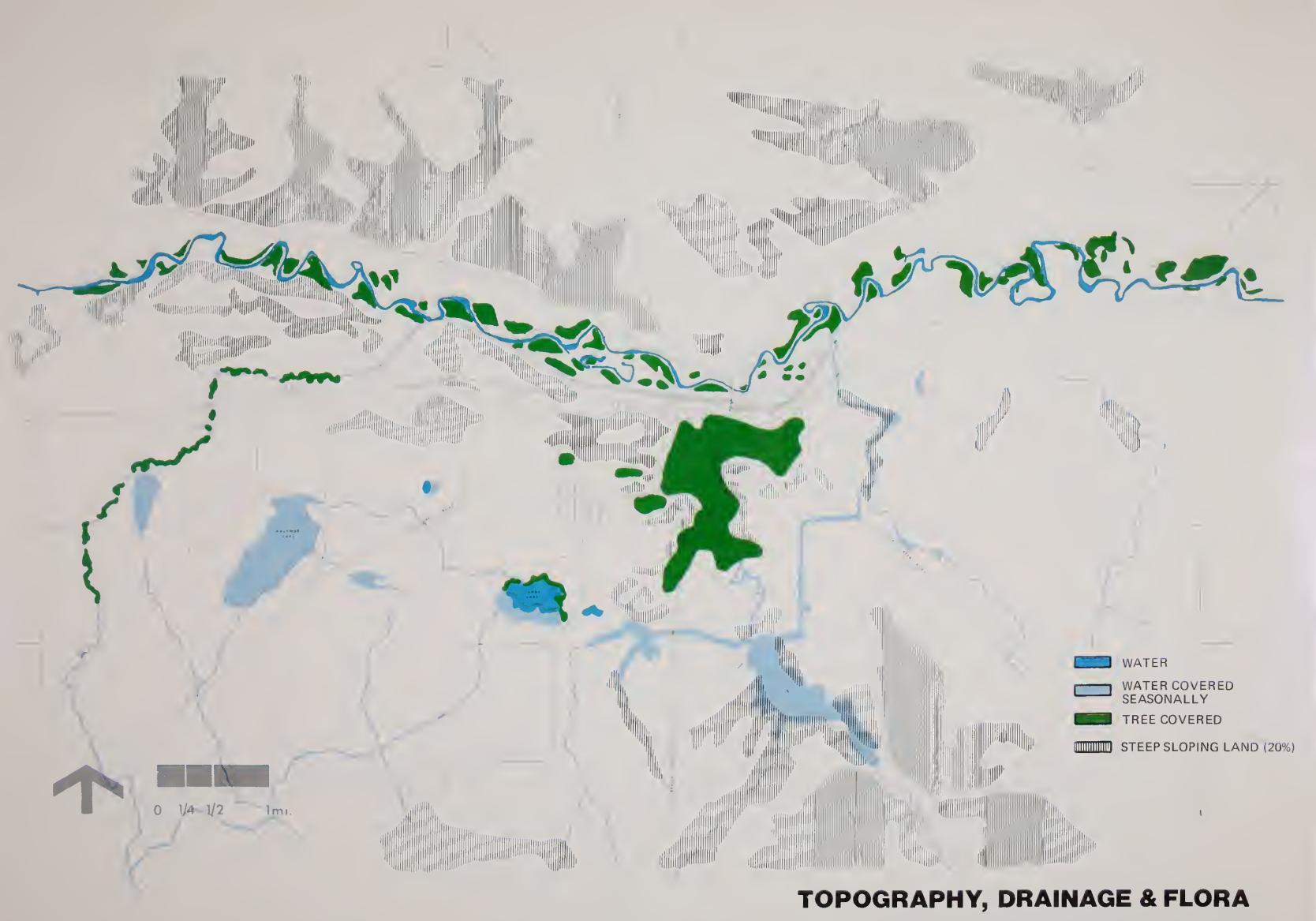
The U.S. Soil Conservation Service has prepared a detailed soil analysis of the Havre area. This analysis is scheduled for publication this year (1971). There are some 50 soil types identified and these soils have been evaluated for 19 conditions of engineering, recreational and community and agricultural limitations. A review of these soils reveals that soil limitations for urban use are slight to moderate within most of the urbanizing area.

Soil types identified as Cabbart fine sandy loam, Havre and Hanly soils, Hillon soils, and Yawdim-Shale have severe limitations for building construction and for septic tanks. These soils occur on the steep slopes, along the river and in part of the Bull Hook Creek area. These areas are *not* suitable for urban development. These are the locations that are identified on the Plan as areas proposed for open space land and conservation.

Within the remainder of the urbanizing area soil conditions are generally satisfactory for urban use. However, detail analysis of soils should be made for each site before it is developed.

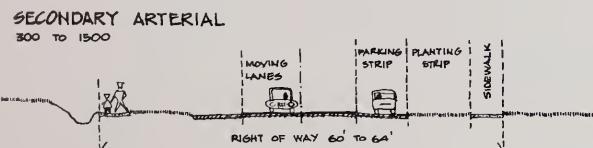
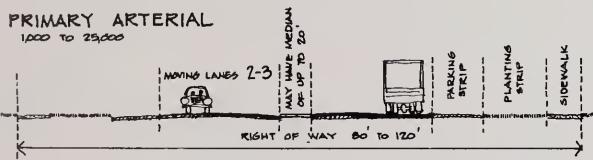
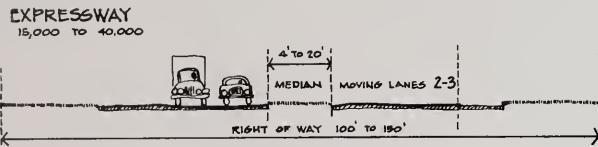
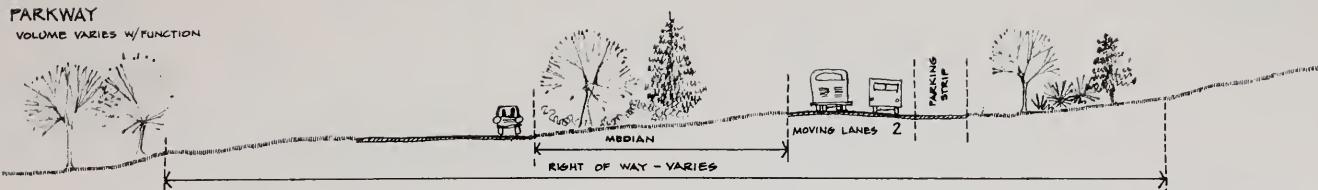
The soils study provides general information within the entire planning area which is a valuable tool for planning.

THE "SUPPLEMENT TO THE COMPREHENSIVE PLAN" IS ON FILE WITH THE HAVRE-HILL COUNTY PLANNING BOARD. IT CONTAINS UNPUBLISHED DETAILED INFORMATION ON POPULATION AND ECONOMIC ANALYSIS, HOUSING, AND CAPITAL IMPROVEMENT NEEDS.





SOIL SURVEY
urbanization limited by soil conditions



STANDARDS FOR VEHICULAR ACCESS:

Parkway: A highway which provides a route through corridors of scenic interest, in addition to other traffic functions for which it is designed. It is not designed for high speed or for high traffic volume.

Expressway: A divided arterial highway for through traffic with partial access control and possible grade separations at major intersections, to serve through traffic primarily but adjoining property also, where unavoidable.

Primary arterials are intended to carry through traffic and the bulk of the total traffic. They are located at the edge of neighborhoods and relieve internal neighborhood streets of through traffic.

Secondary arterials are intended to carry lesser volumes of traffic than primary arterials over shorter distances. They can also serve as collector streets within a neighborhood.

Local streets are intended to provide local circulation within a neighborhood and access to abutting property.

PLANNING STANDARDS

The standards for projecting needs for schools, parks and playgrounds, public areas, streets, arterials, residential, commercial, industrial use, capital improvement costs etc. which have been developed in preparing this General Plan are based on both national and local experience.

SCHOOL AND PLAYGROUND STANDARDS

Elementary (Grades 1 – 6)

11 students per 100 population
25 students per classroom
Site: 5 acres plus 1 acre per 100 pupils

Junior High (Grades 7 – 9) and Senior High (Grades 10 – 12)

6 students per 100 population
25 students per classroom
Site: 20 acres plus 1 acre per 100 pupils

PARK STANDARDS

Neighborhood Park – 1.25 acres per 1,000 population
Community Park – 1.25 acres per 1,000 population (25 acres minimum)
Major Park – 2.5 acres per 1,000 population (100 acres minimum)

RESIDENTIAL

Minimum requirements for lot area per housing unit as established in the Zoning Ordinance are as follows:

<u>Use:</u>	<u>Minimum lot area per housing unit</u>
Single family	6,000 square feet
Two family	3,000 square feet
Multi-family	1,000 square feet
Mobile homes.....	(no minimum established)

Single family home lot size averages 6,800 square feet and the trend is to larger lots. Two family lot size averages 2,900 square feet, multi-family 1,450 square feet and mobile home units 3,100 square feet. Lot size requirements should be reviewed for possible revision in connection with review of total residential zoning requirements.

FIRE STATION

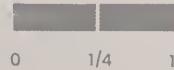
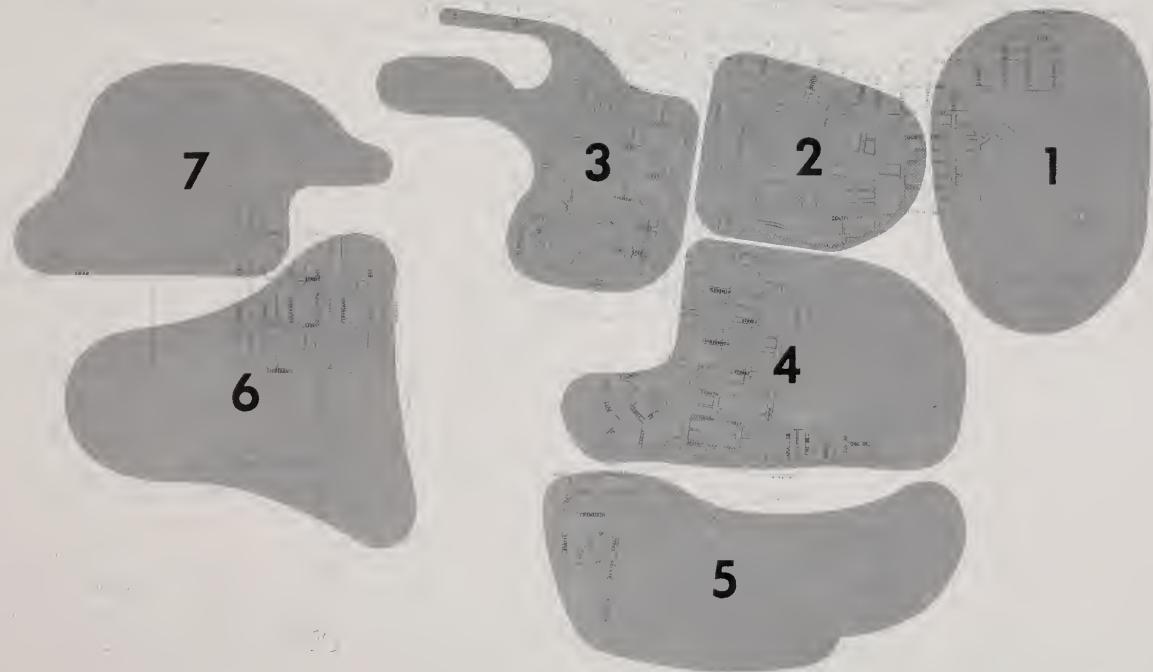
Urban uses within 1 1/2 miles travel distance of a fire station.

C.B.D. PARKING

One space needed per 300 square feet of retail and office floor area.

LAND USE

Demand for land will increase proportionately with population increase.



NEIGHBORHOODS

HAVRE URBAN AREA

The City of Havre and the surrounding area expected to urbanize is planned as 7 neighborhood areas with residences, elementary schools and neighborhood parks and playgrounds. The Central Business District and the college and hospital area are separate planning areas.

Growth: The Havre urban community is expected to grow from the current 1,240 acres within the city limits to approximately 1,850 acres to accommodate the 14,800 population projected for the year 2000. North Havre also has potential for urban growth. The capacity for growth within the 7 neighborhoods and immediate surroundings is at least double the projected population by 2000.

Land Use: Land required for one-family, multi-family, mobile home, commercial, industrial, public use and streets will increase generally in proportion to population growth. The plan provides for all foreseeable need.

The following pages summarize planning data by neighborhood.

LAND USE (acres)	1970	2000	Potential
1 family	347	489	675
2 family	19	30	165
Multi-family	17	29	86
Mobile homes	4	21	75
Commercial	55	98	109
Industrial	19	42	65
Schools	31	57	67
Parks	54	111	276
Other Pub & Semi Public	141	292	365
Streets	334	420	560
Vacant	219	119	150
Open Spaces	—	98	381
Reserve	—	—	280
Railroads	—	40	85
TOTAL	1,240	1,846	3,339
HOUSING UNITS			
1 family	2,145	2,760	—
2 family	450	465	—
Multi-family	848	1,100	—
Mobile homes	131	275	—
TOTAL	3,574	4,600	8,774
POPULATION			
City	10,558	14,800	30,000
Urban	12,000	16,800	—
(in group quarters)	404	600	1,400
ELEMENTARY STUDENTS			
City	1,130	1,580	3,200
School Dist.	1,455	2,020	3,860

NEIGHBORHOOD 1

WASHINGTON ELEMENTARY SCHOOL

Location: Bounded by BNRR, 14th Avenue and Bull Hook diversion system.

Growth: Annex about 60 acres by 2000.

Residential: Improve existing housing and residential areas and provide for single family, multi-family and mobile home uses.

Commercial and Industrial: North end of neighborhood.

Public: Proposed central elementary school and playground, new neighborhood park in south portion, steep terrain and Bull Hook proposed open space land.

Zoning: Consider rezoning Multi-family (RG) zone into one-family, two-family, multi-family and mobile home zones; and refining industrial (M1) zoning.

LAND USE (acres)	1970	2000	Potential
1 family	25	42	100
2 family	1	2	60
Multi-family	1	2	10
Mobile homes	3	9	20
Commercial	19	26	30
Industrial	—	12	30
Schools	1	6	16
Parks	4	16	16
Other Pub & Semi Public	—	4	5
Streets	41	55	75
Vacant	32	10	23
Open Spaces	—	—	45
Reserve	—	—	100
Railroads	—	—	10
TOTAL	127	184	540
HOUSING UNITS			
1 family	175	225	—
2 family	26	28	—
Multi-family	14	64	—
Mobile homes	75	115	—
TOTAL	290	432	2,000
POPULATION			
	799	1,330	6,000
ELEMENTARY STUDENTS			
Washington	88	146	650
ELEMENTARY ENROLL.	79		

NEIGHBORHOOD 2

LINCOLN-MCKINLEY ELEMENTARY SCHOOL

Location: Bounded by BNRR, Fifth Avenue, 9th Street and 14th Avenue.

Residential: Increase in multi-family, redevelopment of older portion.

Commercial: Concentrated along highway and adjoining C.B.D.

Industrial: North of Highway.

Public: City hall, Lincoln-McKinley Elementary School and possible reuse of old hospital form central public area.

Zoning: Consider rezoning multi-family (RG) zone to include one-family and two-family zones. Review commercial zone.

LAND USE (acres)	1970	2000	Potential
1 family	74	90	70
2 family	8	10	10
Multi-family	6	9	20
Mobile homes	—	—	—
Commercial	4	9	10
Industrial	—	3	5
Schools	2	5	5
Parks	4	5	10
Other Pub & Semi Public	9	10	10
Streets	74	75	75
Vacant	23	19	20
Open spaces	—	—	—
Reserve	—	—	—
Railroads	—	20	20
TOTAL	204	255	255
HOUSING UNITS			
1 family	558	596	—
2 family	176	181	—
Multi-family	239	289	—
Mobile homes	2	2	—
TOTAL	975	1,068	1,085
POPULATION	2,805	3,255	3,100
ELEMENTARY STUDENTS	310	358	350
Lincoln-McKinley			
ELEMENTARY ENROLL.	378		

NEIGHBORHOOD 3

DEVLIN ELEMENTARY SCHOOL

Location: Bounded by BNRR, 5th Avenue, 11th Street and McKinley Avenue extended. (except C.B.D.)

Growth: Annex about 100 acres to west.

Residential: Redevelop older area near C.B.D. with multi-family. Develop buildable portion of land west of present city limits. Permit mobile homes near highway.

Commercial: Concentrated along highway and adjoining C.B.D.

Industrial: Limited industrial along highway.

Public: Retain existing school and park land. Steep terrain proposed to be retained as open space land.

Zoning: Consider rezoning multi-family (RG) zone to one-family, two-family and multi-family zones and providing mobile home zone.

LAND USE (acres)	1970	2000	Potential
1 family	70	84	80
2 family	5	10	25
Multi-family	7	10	15
Mobile homes	1	7	10
Commercial	15	18	20
Industrial	12	10	10
Schools	5	5	5
Parks	25	37	37
Other Pub & Semi Public	7	15	25
Streets	82	85	85
Vacant	10	9	8
Open spaces	—	40	70
Reserve	—	20	20
Railroads	—	—	—
TOTAL	239	350	410
HOUSING UNITS			
1 family	446	451	—
2 family	160	164	—
Multi-family	281	319	—
Mobile homes	53	87	—
TOTAL	940	1,021	1,270
POPULATION	2,550	3,050	3,650
ELEMENTARY STUDENTS	281	335	400
Devlin			
ELEMENTARY ENROLL.	417		

APPENDIX

NEIGHBORHOOD 4

SUNNYSIDE ELEMENTARY SCHOOL

Location: Bounded by 9th Street, 5th Avenue, senior high school, Bull Hook diversion system and 14th Avenue.

Growth: Annex 20 to 80 acres to east as neighborhood grows.

Residential: Expansion of single family areas and moderate increase in multi-family expected.

Commercial: Small shopping center at 5th Avenue and 17th Street.

Public: Add neighborhood park in east portion.

Zoning: Review present zones for possible modifications.

LAND USE (acres)	1970	2000	Potential
1 family	81	94	117
2 family	2	4	10
Multi-family	1	2	6
Mobile homes	—	—	—
Commercial	1	2	2
Industrial	—	—	—
Schools	4	4	4
Parks	9	11	11
Other Pub & Semi Public	—	5	5
Streets	50	60	70
Vacant	33	18	15
Open spaces	—	—	20
Reserve	—	—	—
Railroads	—	—	—
TOTAL	181	200	260
HOUSING UNITS			
1 family	480	506	—
2 family	32	40	—
Multi-family	60	60	—
Mobile homes	—	—	—
TOTAL	572	606	875
POPULATION	1,730	1,985	2,750
ELEMENTARY STUDENTS	190	218	300
Sunnyside			
ELEMENTARY ENROLL.	331		

NEIGHBORHOOD 5

SOUTH HAVRE

Location: Bounded by senior high school, 1/4 mile west of Beaver Creek Road, and Bull Hook diversion channel.

Growth: Estimated 90 acres to be annexed by 2000. Potential 250 additional acres for urban growth.

Residential: Major growth area, expected to be predominantly one-family with some multi-family and mobile homes.

Commercial: Small shopping center at 5th Avenue and 17th Street.

Public: Central elementary school playfield will be needed.

LAND USE (acres)	1970	2000	Potential
1 family	26	75	150
2 family	—	—	20
Multi-family	—	2	10
Mobile homes	—	2	15
Commercial	1	6	5
Industrial	—	—	—
School	15	21	21
Parks	12	26	36
Other Pub & Semi Public	10	12	12
Streets	16	40	95
Vacant	86	38	28
Open Spaces	—	28	122
Reserve	—	—	—
Railroad	—	—	—
TOTAL	166	250	514
HOUSING UNITS			
1 family	146	416	—
2 family	—	—	—
Multi-family	32	44	—
Mobile homes	1	16	—
TOTAL	179	476	1,450
POPULATION	540	1,560	4,400
ELEMENTARY STUDENTS	60	172	495
ELEMENTARY ENROLL.	—		

NEIGHBORHOOD 6

HIGHLAND PARK ELEMENTARY SCHOOL

Location: Bounded by 11th Street, west edge of College, Sands Lake, one mile west of College.

Growth: Estimated 75 acres to be added by 2000 with 300 additional acres growth potential.

Residential: Major growth expected in one-family with potential for multi-family.

Commercial: Small shopping center at 11th Street in Highland Park.

Public: New Junior High School and playfield, proposed major park at Sands Lake.

LAND USE (acres)	1970	2000	Potential
1 family	66	84	118
2 family	2	2	25
Multi-family	2	3	15
Mobile homes	—	—	—
Commercial	—	2	2
Industrial	1	—	—
Schools	4	10	20
Parks	—	10	160
Other Pub & Semi Public	1	4	6
Streets	41	60	75
Vacant	28	15	20
Open spaces	—	30	84
Reserve	—	—	—
Railroad	—	—	—
TOTAL	145	220	525
HOUSING UNITS			
1 family	297	450	—
2 family	32	32	—
Multi-family	45	65	—
Mobile homes	—	15	—
TOTAL	374	562	1,260
POPULATION			
	1,130	1,800	3,800
ELEMENTARY STUDENTS			
Highland Park	125	200	420
ELEMENTARY ENROLL.	112		

NEIGHBORHOOD 7

WEST HAVRE

Location: Bounded by BNRR, McKinley Avenue extended, 11th Street, one mile west of McKinley Avenue.

Growth: Major growth expected over next 30 years with potential for ultimate full neighborhood development.

Residential: Development expected to be one-family, with areas of multi-family and mobile homes.

Commercial: Small shopping center on 11th Street in Highland Park.

Industrial: Along north side of highway.

Public: Centrally located elementary school and playground, open space land retained along steep lands south of 2nd Street.

LAND USE (acres)	1970	2000	Potential
1 family	2	17	40
2 family	—	1	15
Multi-family	—	1	10
Mobile homes	—	3	30
Commercial	1	15	20
Industrial	2	15	20
Schools	—	6	6
Parks	—	6	6
Other Pub & Semi Public	3	60	75
Streets	3	20	60
Vacant	3	6	33
Open spaces	—	—	40
Reserve	—	—	180
Railroads	—	—	25
TOTAL	14	150	560
HOUSING UNITS			
1 family	6	88	—
2 family	—	4	—
Multi-family	—	30	—
Mobile homes	—	40	—
TOTAL	6	162	1,300
POPULATION			
	20	510	4,000
ELEMENTARY STUDENTS			
	2	56	440
ELEMENTARY ENROLL.			

COLLEGE & HOSPITAL

LAND USE (acres)	1970	2000	Potential
1 family	—	—	—
2 family	—	—	—
Multi-family	—	—	—
Mobile homes	—	—	—
Commercial	—	—	—
Industrial	—	—	—
Schools	—	—	—
Parks	—	—	—
Other Pub & Semi Public	109	177	220
Streets	—	—	—
Vacant	—	—	—
Open spaces	—	—	—
Reserve	—	—	—
Railroads	—	—	—
TOTAL	109	177	220
HOUSING UNITS			
1 family	9	—	—
2 family	8	—	—
Multi-family	47	99	—
Mobile homes	—	—	—
TOTAL	64	99	200
POPULATION	150	275	500
ELEMENTARY STUDENTS	16	30	55
ELEMENTARY ENROLL.	—		

CENTRAL BUSINESS DISTRICT

LAND USE (acres)	1970	2000	Potential
1 family	3	—	—
2 family	1	—	—
Multi-family	—	4	—
Mobile homes	—	—	—
Commercial	14	20	20
Industrial	4	2	—
Schools	—	—	—
Parks	—	—	—
Other Pub & Semi Public	2	5	7
Streets & Malls	27	25	25
Vacant	4	4	3
Open spaces	—	—	—
Reserve	—	—	—
Railroads	—	—	10
TOTAL	55	60	65
HOUSING UNITS			
1 family	28	—	—
2 family	16	—	—
Multi-family	130	174	—
Mobile homes	—	—	—
TOTAL	174	174	170
POPULATION	430	430	400
ELEMENTARY STUDENTS	45	45	40
ELEMENTARY ENROLL.	—		

ACKNOWLEDGEMENTS

CITY OF HAVRE

Clerk's Office, overall assistance
Engineer's Office, street & utility data
Police & Fire Departments
Park & Recreation Board, Library Board

COUNTY OF HILL

Clerk & Recorder's Office, overall assistance
Sanitation, Roads Engineer & Sheriff's Office
Assessor & Appraiser's Offices

NORTHERN MONTANA COLLEGE

President's Office
Montana University System, Institutional Planning Office

COMMUNITY

School Superintendent's Office, Havre District 16A
Havre Chamber of Commerce
Burlington Northern Railroad
OEO, Community Action Program, Havre
MSU, Community Development Committee
EDA, Bear Paw Development Corporation
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